EnecoTech Southwest Inc.
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EnecoTech
STRATEGIES FOR ENVIRONMENTAL RESPONSIBILITY

Project 2041-001

April 20, 2005

Mr. Al Apuzzo
Gem Properties
c/o O'Bryan-Smith Investments
402 West Broadway, Suite 2900
San Diego, California 92101

RE: Additional Site Assessment Report
2702-2732 Lytton Street and 3000-3006 Barnett Avenue
San Diego, California

Dear Mr. Apuzzo:

EnecoTech Southwest, Inc. (EnecoTech) is pleased to present Gem Properties (Client) with this additional site assessment report detailing the installation of an additional groundwater monitoring well at the subject site located at 2702-2732 Lytton Street and 3000-3006 Barnett Avenue in San Diego, California (Figure 1). The work is being performed under the direction of the County of San Diego, Department of Environmental Health (DEH), Private Oversight Program (POP). The work detailed in this report was performed under a work plan approved by the DEH in their letter dated December 17, 2004.

BACKGROUND

EnecoTech understands that the Matchinski Family has owned the property since approximately the 1930s. The subject site consists of a developed strip of land along Lytton Street and Barnett Avenue. The site is bound by an alley and commercially developed property to the east, commercial property at 2790 Lytton to the west, residential development and a church facility to the north, and Lytton Street and a Naval facility to the south. The site is developed with a commercial building occupied by three commercial tenants. Current site uses include Just Curves (a clothing store), Empty Tomb Choppers (a motorcycle fabrication shop), and Pacific Embroidery (a garment shop). According to a Phase I report provided by the Client, one of the previous site uses was a gasoline station from approximately 1938 to 1957. However, information provided by the Client suggests that a portion of the original gas station lot may not be within the current property dimensions, as part of the property where the station existed was lost due to the widening and realignment of the adjacent Lytton Street and Barnett Avenue.

On July 8, 2003, and September 10, 2003, EnecoTech performed site assessment activities at the subject site. These activities included the placement of fourteen soil borings and the collection of soil and groundwater samples to assess subsurface conditions (Figure 2). Laboratory results for these samples are presented in Tables 1 and 2. Hydrocarbon impact was detected in soil and groundwater samples collected. Soil impact was greatest in soil boring HA9 located inside the building now occupied by Empty Tomb Choppers, and groundwater impact was greatest in soil boring HA6 located in the parking area northwest of the existing building. Based upon the data collected, impact to soil was delineated. Individual reports of these site assessment activities were submitted to the Client on August 15, 2003, and September 24, 2003.

EnecoTech recommended that the Client submit the site assessment reports to the DEH along with an application to the POP. DEH requested additional historical information to document the presence of a gasoline station before rendering a decision on the POP application. EnecoTech provided the requested information to SAM confirming the presence of a historical gasoline station operating at the subject site and the POP application was approved.

Under an approved work plan, EnecoTech performed a Phase II Environmental Site Assessment (Phase II ESA). EnecoTech proposed to perform a geophysical survey in an attempt to locate the underground storage tanks (USTs) or former tankpit, the likely source of hydrocarbon impact at the site. EnecoTech contracted ULS Services Corporation (ULS) to conduct the geophysical survey, which was performed on May 7, 2004. The results of the survey identified two anomalies located west of the clothing store and motorcycle fabrication shop. ULS provided EnecoTech a report of field activities.

EnecoTech mobilized to the subject site on May 25, 2004, to perform exploratory soil borings to assess whether the anomalies identified during the geophysical survey were components of a former fueling system (USTs or product piping). EnecoTech staff performed eight exploratory borings (EB1 through EB8) with a hand auger to depths ranging from 2 feet to 7.5 feet below ground surface (bgs) however, no indication of a tank or product piping was encountered in the soil borings. Laboratory results for soil samples collected from the exploratory borings are presented in Table 3.

On July 7, 2004, EnecoTech installed four monitoring wells in an attempt to assess groundwater impact. The four wells were surveyed and sampled on July 12, 2004. The results of soil and groundwater samples confirmed the findings of the previous investigation performed by EnecoTech. Soil and groundwater impact appear to be limited to an area beneath the western edge of the onsite buildings and west of the buildings. A comprehensive site assessment report dated September 10, 2004, was submitted to SAM detailing the results of the Phase II ESA. Laboratory results for soil samples collected from borings B1, B2, B3, and B4 are presented in Tables 4 and 5, and results for groundwater samples collected from MW1, MW2, MW3 and MW4 are presented in Tables 6 and 7. EnecoTech recommended closure of the site due to the non-beneficial use designation of groundwater in the area and the lack of risk to public health.

In a letter dated September 28, 2004, SAM requested that a work plan be submitted for the installation of an additional monitoring well south of the site to further assess soil and groundwater impact. EnecoTech submitted a work plan, which was approved in a letter from SAM dated December 17, 2004.

EnecoTech submitted a monitoring well installation application to SAM on February 14, 2005. SAM approved the permit on February 24, 2005. EnecoTech also submitted an encroachment permit application in December 2004 to the City of San Diego Engineering Department, which was approved on March 1, 2005. EnecoTech retained Traffic Control Services (TCS) to prepare and submit a traffic control plan to the City of San Diego as required by conditions of the encroachment permit. The traffic control plan was approved by the City of San Diego on March 2, 2005.

SOIL BORING

EnecoTech mobilized to the subject site on March 7, 2005, to direct the placement and installation of an additional groundwater monitoring well (MW5) under an approved work plan. The well was installed by Baja Exploration, a C-57 licensed drilling company, under an approved well permit (permit #LMON102932).

Upon completion of preparation activities, a "tailgate" safety meeting was conducted by the site safety officer (onsite scientist) and the drilling crew to discuss the safety plan. All personnel working at the site were required to use Level D personal protective equipment including a hard hat, nitrile or disposable gloves, steel-toed boots, and safety glasses. An exclusion zone was created and maintained using barricades and "caution" tape to protect the public.

Prior to submitting the well permit, EnecoTech marked the site for Underground Service Alert for location of underground utilities, however the tidal storm drain that underlies the site and Lytton Street was not identified by the City of San Diego. A hand auger boring was advanced to ensure that no utilities were present, however artificial fill and a concrete obstruction were encountered. Due to this subsurface obstruction, believed to be the tidal storm drain, B5/MW5 was re-located approximately 12 feet west of the proposed location. Again, a hand auger boring was advanced to 5 feet bgs to confirm that there were no subsurface obstructions. Once the borehole location was found to be clear of obstructions, an 8-inch diameter hollow stem auger was used to drill soil boring B5 to a final depth of 20 feet bgs. The final location of B5/MW5 is depicted on Figure 2.

Soil samples were collected approximately every 5 feet bgs. Sample depths were selected in an attempt to obtain samples from above and at the capillary fringe that was expected to exist at approximately 10 feet bgs. Soil samples were logged and field-screened for hydrocarbon vapors using a Photo-Ionization Detector (PID) according to EnecoTech standard procedures provided in Appendix A.

Soil cuttings and decon/purge water were collected in 4 drums (2 soil and 2 water) and stored onsite until proper disposal could be arranged by EnecoTech. The drums were transported to an approved waste facility by EFR Environmental Services, Inc. on March 15, 2005. The waste manifest is presented in Appendix B.

Site Geology

The surface was paved with 3 inches of asphalt. Artificial fill consisting of dusky yellowish brown, damp, sand, and gravel was encountered to a depth of 2 feet bgs in B5. The Bay Point Formation consisting of moderate brown, damp to saturated, silty sand with clay was encountered at a depth of approximately 2 feet bgs. Saturated soil and groundwater were encountered at approximately 12 feet bgs. Further details concerning the conditions encountered and the well construction details are provided on the boring log in Appendix A. The soil boring log and all field data were reviewed by a California Professional Geologist.

Soil Boring

Boring B5/MW5 was placed in the public right-of-way approximately 45 feet south of the subject site as depicted on Figure 2. Hydrocarbon impacted soil was encountered between 7 feet and 12 feet bgs in B5/MW5. PID readings ranged from 0.0 parts per million by volume (ppmv) at 6.5 feet bgs to 1,600 ppmv at 8.5 feet bgs to 10 ppmv at 12 feet bgs. Grayish black, sandy clay was encountered from approximately 7 feet bgs to approximately 11.5 feet bgs. Soil samples were collected at 6 feet, 8.5 feet, 11.5 feet, 16 feet, and 21.0 feet bgs. Initially, groundwater was encountered at approximately 12 feet bgs and stabilized at 9.8 feet bgs after 45 minutes.

Analytical Results for Soil Samples

EnecoTech submitted soil samples to a California State-certified environmental laboratory for analysis. The soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) and diesel (TPHd) by EPA Method 8015m. Samples were also analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX), and the five fuel oxygenates methyl tertiary-butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tert-butyl ether (ETBE), tert-amyl methyl ether (TAME) and tert-butanol (TBA) by EPA Method 8260B. Laboratory reports and chain of custody forms are presented in Appendix C. Analytical results from soil samples collected from soil boring B5 are presented in Tables 8 and 9 below. Soil boring/monitoring well locations as well as

TPHg, TPHd, and benzene concentrations are depicted on Figure 3. Results for TPHd and TPHg are presented in mg/kg, while benzene results are presented in µg/kg.

Soil Impact

TPHd was detected in soil boring B5 only in samples from 6 feet bgs and 8.5 feet bgs at 11 mg/kg and 150 mg/kg, respectively. TPHg was only detected in the soil sample collected at 8.5 feet at 790 mg/kg. BTEX and the fuel oxygenates DIPE, ETBE, TAME, MTBE and TBA were not detected in any of the soil samples at the laboratory detection limits indicated in Tables 8 and 9.

MONITORING WELL INSTALLATION

Hydrologic Conditions

According to the Regional Water Quality Control Board (RWQCB), San Diego Region 9 Water Quality Control Plan for the San Diego Basin (Basin Plan), the subject site is located within the Pueblo San Diego Hydrologic Unit, San Diego Mesa Hydrologic Sub Area (908.20). Groundwater underlying the site is designated as being exempt from municipal use. The site is also located within 1,000 feet of marine surface water.

Soil boring B5 was advanced to a depth of 20 feet bgs. The boring was converted to a 2-inch groundwater monitoring well (MW5), constructed of schedule 40 PVC blank casing and ten feet of 0.020 slot screen. MW5 was screened from 6 feet to 16 feet bgs. The filter pack was constructed of #2/16 sand, and medium bentonite chips were used to seal the filter pack. The filter pack extended from approximately 5 feet to 16 feet bgs. Once the screen and filter pack were installed, a surge block was used to settle the filter pack. From 3 feet to 5 feet bgs, approximately 0.68 cubic foot of bentonite grout was used to seal MW5. The well was completed with a 3-foot concrete surface and a 12-inch, traffic-rated well box. The well was secured with locking well cap and lock. MW5 was further developed by hand bailing approximately three well volumes (approximately 15 gallons).

Groundwater Elevation, Gradient, and Direction

EnecoTech contracted Southern California Survey to locate the five monitoring wells for elevation latitude and longitude according to guidelines established under Assembly Bill 2886 (AB2886). AB2886 requires laboratory and geographical data associated with leaking UST (LUST) cases be submitted to the State of California-maintained database (GeoTracker). To date, the subject site has not been assigned a global I.D. by the State of California. Once the global I.D. is assigned, EnecoTech will submit the required data to the GeoTracker website.

Groundwater samples were collected from MW1, MW2, MW3, MW4, and MW5 on March 11, 2005. Prior to sampling the groundwater wells, EnecoTech staff measured static groundwater elevation and total depth of each well using a groundwater elevation probe. Gauging data from the sampling event is presented in Appendix D. Groundwater elevation ranged from -0.13 foot below mean sea level (msl) in MW2 to 0.44 feet above msl in MW1. Cumulative groundwater elevation data is presented in Table 10. Groundwater elevations are contoured on Figure 4. Based on the groundwater elevation data collected on March 11, 2005, groundwater appears to flow to the north-northeast at 0.0050 foot/foot. As this gradient indicates, groundwater flows away from the San Diego Bay. Groundwater at the site is likely influenced and varies with time and tidal conditions.

Analytical Results for Groundwater Samples

EnecoTech submitted groundwater samples to a California State-certified environmental laboratory for analysis. The groundwater samples were analyzed for TPHd by EPA Method 8015m, TPHg and BTEX by EPA Method 8015/8021, and fuel oxygenates by EPA Method 8260B. Laboratory reports and chain of custody forms are presented in Appendix C. Analytical results for groundwater samples collected from the five monitoring wells on March 11, 2005, are presented in Tables 6 and 7.

Groundwater Impact

TPHd and the five fuel oxygenates were not detected in any of the five monitoring wells sampled on March 11, 2005. MW1, MW2, MW3, and MW5 contained concentrations of TPHg and BTEX greater than the respective laboratory detection limits. TPHg concentrations ranged from <50 µg/l in MW4 to 540 µg/l in MW5. Benzene was detected in MW1, MW2, MW3, and MW5 at 7.4 µg/l, 3.9 µg/l, 3.1 µg/l, and 5.4 µg/l, respectively. TPHd, TPHg, benzene, and MTBE concentrations as well as iso-concentration contours for TPHg and benzene are presented on Figure 5.

DISCUSSION

On March 7, 2005, EnecoTech directed the placement of a monitoring well in an attempt to further assess soil and groundwater impact. The well was surveyed and sampled on March 11, 2005. The results of soil and groundwater samples collected from B5/MW5 confirm EnecoTech's previous assessment that impacted soil and groundwater, at relatively low concentrations, extend offsite.

Cumulative analytical results for soil samples collected during the assessment of the subject site indicate soil impact appears to be largely confined to the property. The area of greatest impact appears to be centered in the area of MW3 and HA9. Soil impact appears to have been delineated to the north, west, and east of MW3 by soil boring data. Based on all available soil data, EnecoTech estimates that approximately 1,100 cubic yards of impacted soil are present.

Gasoline and diesel range petroleum hydrocarbons were detected in soil boring B5 at concentrations similar to those found in HA7 located on the southern edge of the property and significantly less than those found in HA9. Benzene was not detected in soil boring B5. Although soil samples collected from B5 do contain detectable concentrations of TPHd and TPHg, the lower values and lack of BTEX indicate that it is unlikely that the source of hydrocarbon contamination is located south of HA7 beneath Barnett Avenue. Cross-sections illustrating soil impact are presented on Figure 6. Available data on the cross-sections indicate an elongated zone of TPHg-impacted soil that extends from just north of HA6 to just south of MW5 and varies from 3 feet to 6 feet in thickness.

The well indicating the greatest impact to groundwater is MW3. Groundwater impact has been delineated to the west of MW3. Minor concentrations of petroleum hydrocarbons were detected in wells MW1, MW2, and MW5 located east, north, and south of MW3 respectively. TPHg concentrations ranged from <50 µg/l in MW4 to 540 µg/l in MW5. Benzene concentrations present in groundwater samples collected during this sampling event were 7.4 µg/l in MW1, 3.9 µg/l in MW2, 3.1 µg/l in MW3, <0.5 µg/l in MW4, and 5.4 µg/l in MW5, all very low values. MTBE was not detected in any of the groundwater samples collected. The concentrations of TPHg and benzene detected in wells during this sampling event are relatively uniform throughout the site, strongly suggesting that the age of the release and site conditions have stabilized the aerial extent of the plume.

Concentrations of TPHg and benzene detected in MW1 and MW2 increased from non detect in July 2004 to levels slightly greater than the respective detection limits in March 2005. TPHg and benzene concentrations in MW3 decreased by an order of magnitude compared to results of the July 2004 sampling event. These changes in concentrations are likely due to the increase in groundwater elevations observed between the July 2004 and March 2005 sampling event. Groundwater underlying the site is designated as having non-beneficial use according to the RWQCB Basin Plan and concentrations of hydrocarbons in groundwater are several orders of magnitude below cleanup standards for sites within 1,000 feet of marine surface water. Therefore, it does not appear that the hydrocarbon concentrations found in groundwater at the site should be of regulatory concern.

The relatively low concentrations of petroleum hydrocarbons in soil and groundwater found in B5/MW5 combined with previous site assessment data indicate that the area of greatest petroleum hydrocarbon impact is most likely located in the vicinity of HA9, and therefore further investigation to delineate soil and groundwater impact to the south does not appear to be necessary. The available information indicates that delineation of soil and groundwater impact has been achieved to the extent necessary to verify that remaining area of impact does not pose a risk to adjacent sites or the environment.

RECOMMENDATIONS

Based on the findings of this and previous assessment activities performed by EnecoTech, it does not appear that soil and groundwater impact present a significant risk to public health or the environment. EnecoTech recommends performing one additional groundwater monitoring event to confirm the relatively low concentrations of TPHg and benzene in groundwater.

EnecoTech appreciates the opportunity to provide environmental consulting services to Gem Properties and looks forward to being of continued service in the future. If you have any questions regarding this report, please feel free to contact the undersigned at (619) 299-0033.

Sincerely,
ENECOTECH SOUTHWEST, INC.

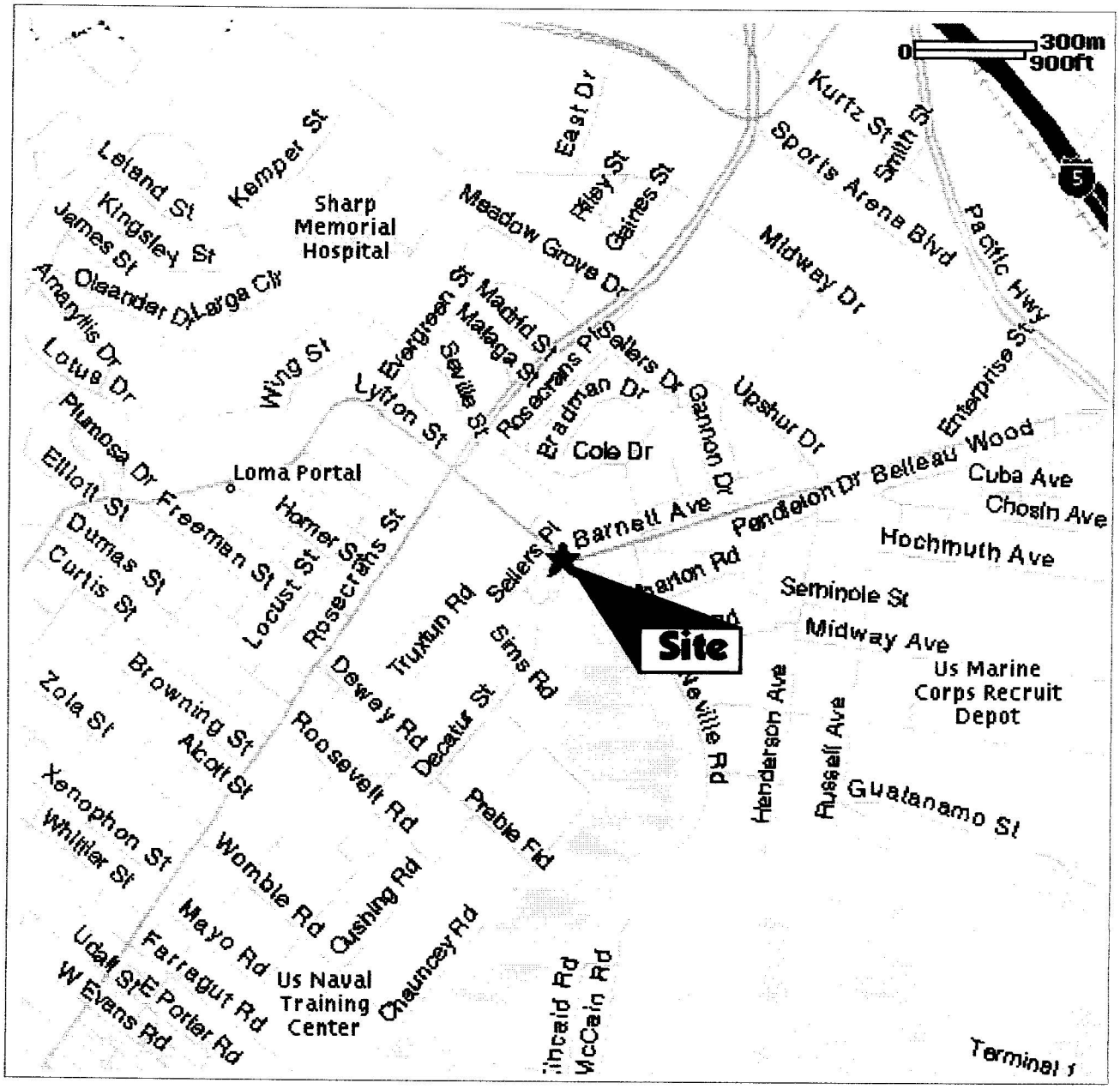
Edward Kontos, REA 08039
Senior Staff Scientist

John Royal, RG 6757
Senior Geologist

Attachments: Figures 1 through 6
Tables 1 through 10
Appendices A, B, C, and D

Cc: Mr. Danny Martinez – County of San Diego DEH

FIGURES



Reference Map Quest.

EnecoTech

STRATEGIES FOR ENVIRONMENTAL RESPONSIBILITY

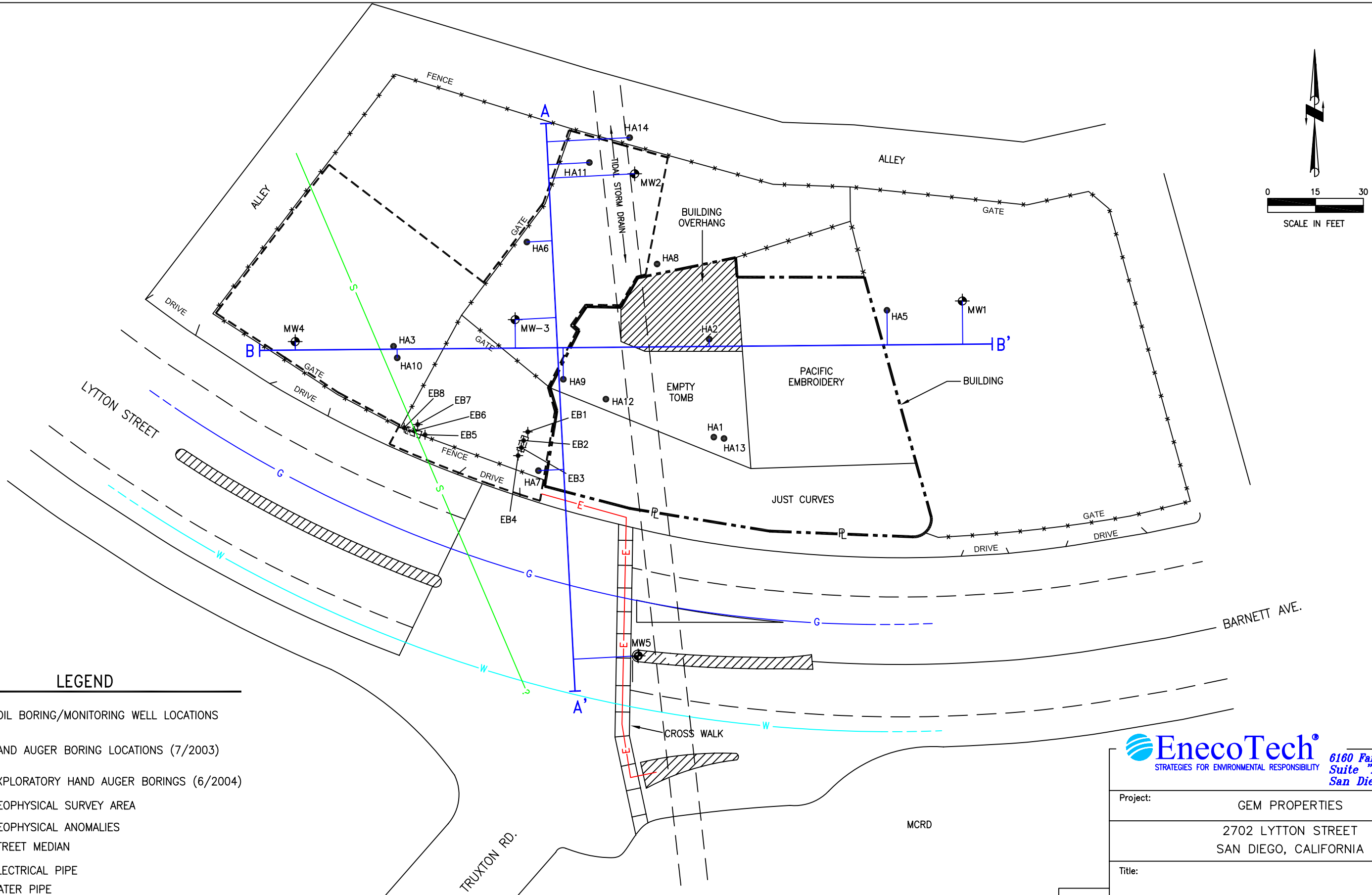
GEM PROPERTIES

2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

SITE LOCATION MAP

File No.:	ACAD File No.:	Date:	Rev.:
02-02041-001	FIG1	5/2004	

Drawn By:	Design By:	Checked By:	Approved By:	Figure. No.:
		EK	JWR	1



0 15 30

SCALE IN FEET

LEGEND

- MW4 – SOIL BORING/MONITORING WELL LOCATIONS
- HA3 – HAND AUGER BORING LOCATIONS (7/2003)
- EB1 – EXPLORATORY HAND AUGER BORINGS (6/2004)
- – GEOPHYSICAL SURVEY AREA
- – GEOPHYSICAL ANOMALIES
- – STREET MEDIAN
- E – ELECTRICAL PIPE
- W – WATER PIPE
- G – GAS PIPE
- S – SEWER PIPE
- PL – PROPERTY LINE
- A A' – CROSS SECTION LINE

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Project: GEM PROPERTIES

2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

Title: SITE MAP

		Date
Design:	EK	4/05
Drawn:	MJL	4/05
Checked:	EK	4/05
Approved:	JWR	4/05

File No.: 02-02041-001 | Date: 7/2004 | Figure No.: 2

ACAD File No.: SM405 | Rev.: | Sheet of

DEPTH	TPHg	TPHd	BENZENE
5.0'	<1.0	<5.0	<0.050
8.5'	24	760	<0.500
11.0'	20	65	<0.100
16.0'	<1.0	<5.0	<0.050
16.0'	<1.0	<5.0	<0.050

DEPTH	TPHg	TPHd	BENZENE
10.5'	1,500	2,000	2.9

DEPTH	TPHg	TPHd	BENZENE
5.5'	<1.0	17	<0.0050
7.75'	5,700	3,600	16

DEPTH	TPHg	TPHd	BENZENE
7.5'	<1.0	<5.0	–
8.5'	<1.0	<5.0	–

DEPTH	TPHg	TPHd	BENZENE
6.0'	<1.0	23	<0.050
10.0'	<1.0	<5.0	<0.050
15.5'	<1.0	<5.0	<0.050

DEPTH	TPHg	TPHd	BENZENE
5.0'	–	49	–

DEPTH	TPHg	TPHd	BENZENE
SURFACE	–	960	–
3.5'	–	8.2	–

DEPTH	TPHg	TPHd	BENZENE
8.5'	<1.0	<5.0	–
9.5'	<1.0	<5.0	–

DEPTH	TPHg	TPHd	BENZENE
5.0'	<1.0	<5.0	<0.050
8.0'	<1.0	<5.0	<0.050
11.0'	<1.0	<5.0	<0.050
16.0'	<1.0	18	<0.050

DEPTH	TPHg	TPHd	BENZENE
5.0'	<1.0	<5.0	<0.050
8.5'	<1.0	<5.0	<0.050
11.5'	<1.0	<5.0	<0.050
16.5'	<1.0	<5.0	<0.050

DEPTH	TPHg	TPHd	BENZENE
9.5'	<1.0	8.1	<0.0050

DEPTH	TPHg	TPHd	BENZENE
7.0'	470	160	<0.50
9.5'	520	120	<0.50

DEPTH	TPHg	TPHd	BENZENE
5.5'	<1.0	8.5	<0.005
8.5'	<1.0	37.0	<0.005

DEPTH	TPHg	TPHd	BENZENE
5.0'	<1.0	<5.0	<0.050
7.5'	<1.0	<10	–

DEPTH	TPHg	TPHd	BENZENE
SURFACE	–	55	–

DEPTH	TPHg	TPHd	BENZENE
6.0'	<1.0	11	<0.050
8.5'	790	150	<2.5
11.5'	<1.0	<5.0	<0.050
16.0'	<1.0	<5.0	<0.058
12.0'	<1.0	–	–

0 15 30

SCALE IN FEET

LEGEND

- MW4 – SOIL BORING/MONITORING WELL LOCATIONS
- HA3 – HAND AUGER BORING LOCATIONS (7/2003)
- EB1 – EXPLORATORY HAND AUGER BORINGS (6/2004)
- – GEOPHYSICAL SURVEY AREA
- – GEOPHYSICAL ANOMALIES
- – STREET MEDIAN
- E – ELECTRICAL PIPE
- W – WATER PIPE
- G – GAS PIPE
- S – SEWER PIPE
- PL – PROPERTY LINE
- – ESTIMATED AREA OF SOIL IMPACT (DASHED WHERE INFERRED)
- TPHd – TPHd RESULTS IN mg/kg
- A TPHg A' – TPHg RESULTS IN mg/kg = CROSS SECTION LINE
- BENZENE – BENZENE RESULTS IN mg/kg

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Project: GEM PROPERTIES

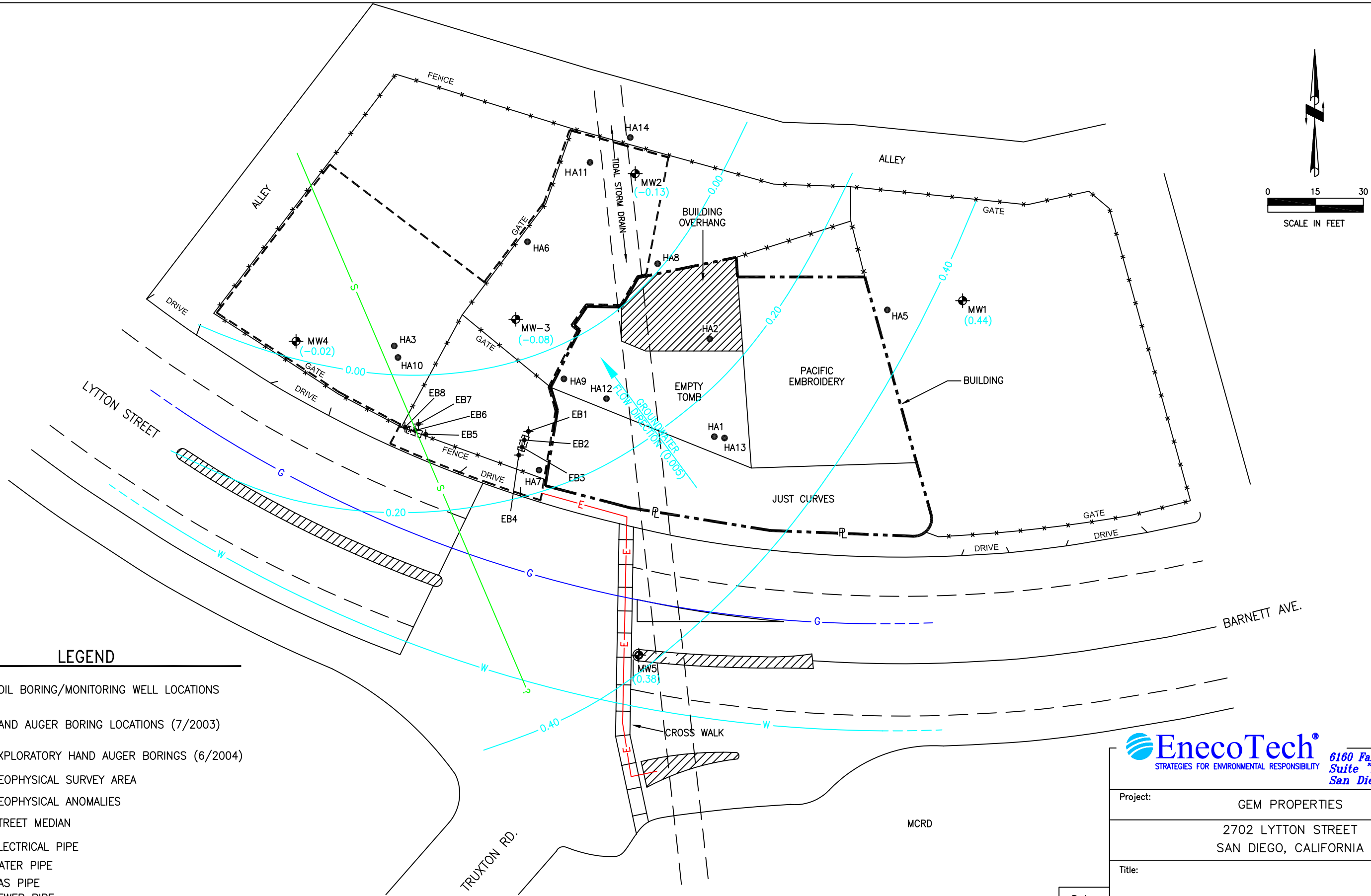
2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

Title:

TPHg, TPHd AND BENZENE CONCENTRATIONS IN SOIL SAMPLES

		Date
Design:	EK	4/05
Drawn:	MJL	4/05
Checked:	EK	4/05
Approved:	JWR	4/05

File No.: 02-02041-001 | Date: 4/2005 | Figure No.: 3
ACAD File No.: TPHGDBEN305 | Rev.: | Sheet of



LEGEND

- MW4 – SOIL BORING/MONITORING WELL LOCATIONS
- HA3 – HAND AUGER BORING LOCATIONS (7/2003)
- EB1 – EXPLORATORY HAND AUGER BORINGS (6/2004)
- – GEOPHYSICAL SURVEY AREA
- – GEOPHYSICAL ANOMALIES
- – STREET MEDIAN
- E – ELECTRICAL PIPE
- W – WATER PIPE
- G – GAS PIPE
- S – SEWER PIPE
- PL – PROPERTY LINE
- (0.38) – GROUNDWATER ELEVATION
- – GROUNDWATER ELEVATION CONTOUR

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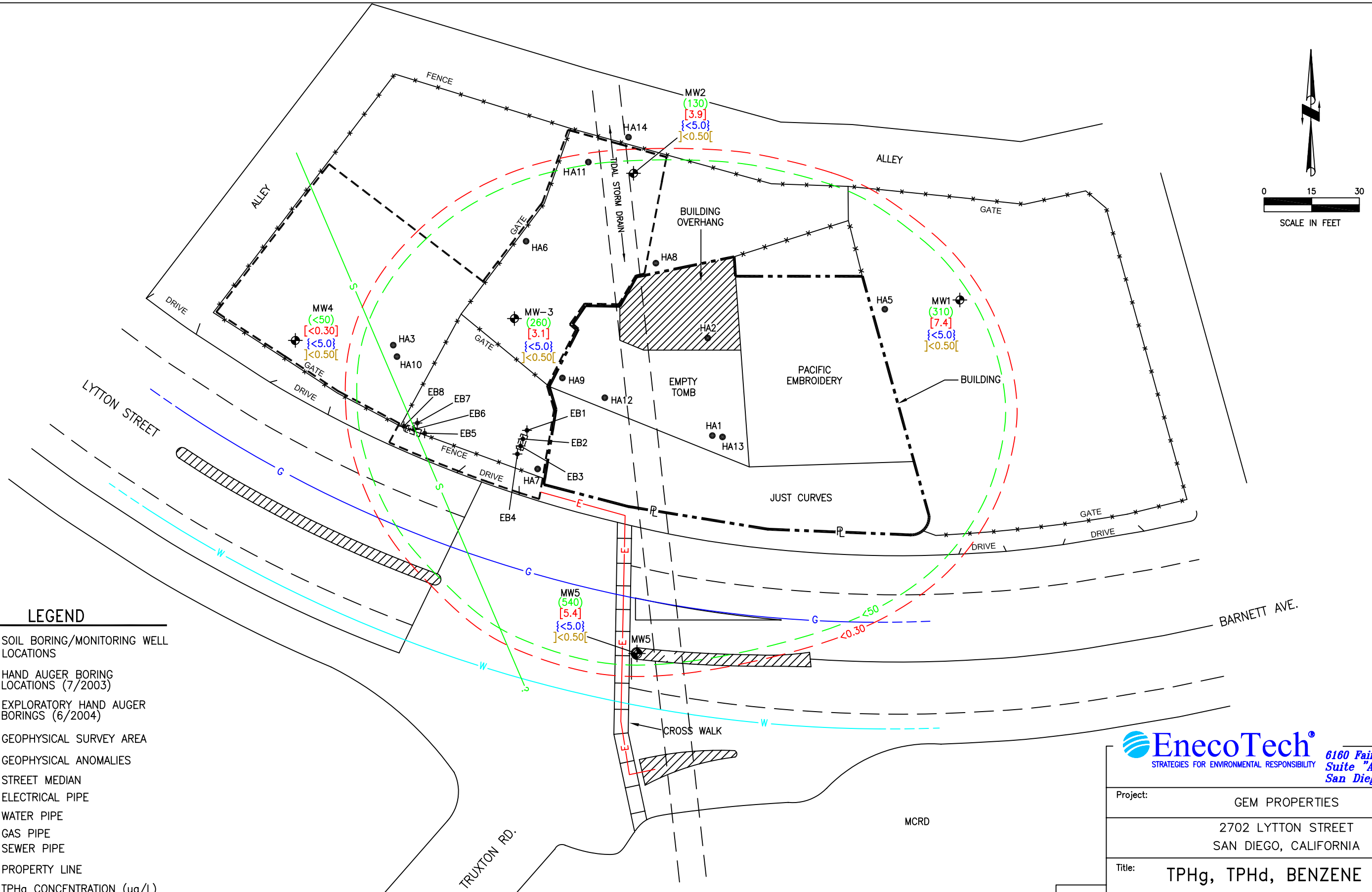
Project: GEM PROPERTIES

2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

Title: GROUNDWATER ELEVATION MAP (3/11/05)

		Date
Design:	EK	4/05
Drawn:	MJL	4/05
Checked:	EK	4/05
Approved:	JWR	4/05

File No.: 02−02041−001 | Date: 4/2005 | Figure No.: 4
ACAD File No.: GWBASE | Rev.: | Sheet of



LEGEND

- MW4 – SOIL BORING/MONITORING WELL LOCATIONS
- HA3 – HAND AUGER BORING LOCATIONS (7/2003)
- EB1 – EXPLORATORY HAND AUGER BORINGS (6/2004)
- – GEOPHYSICAL SURVEY AREA
- – GEOPHYSICAL ANOMALIES
- – STREET MEDIAN
- —E— – ELECTRICAL PIPE
- —W— – WATER PIPE
- —G— – GAS PIPE
- —S— – SEWER PIPE
- —PL— – PROPERTY LINE
- (310) – TPHg CONCENTRATION (ug/L)
- [7.4] – BENZENE CONCENTRATION (ug/L)
- {<5.0} – MTBE CONCENTRATION (ug/L)
-]<0.50[– TPHd CONCENTRATION (mg/L)
- – BENZENE CONCENTRATION CONTOUR
- – TPHg CONCENTRATION CONTOUR

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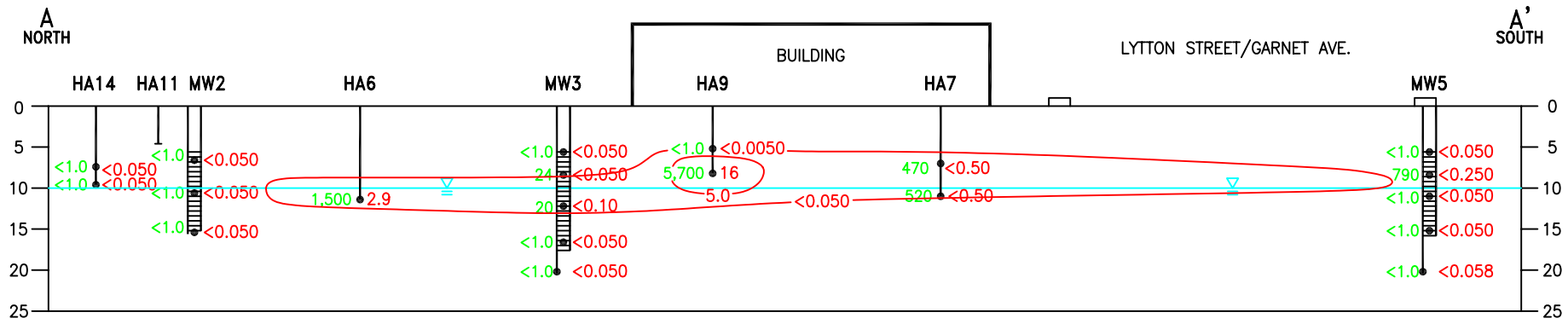
Project: GEM PROPERTIES

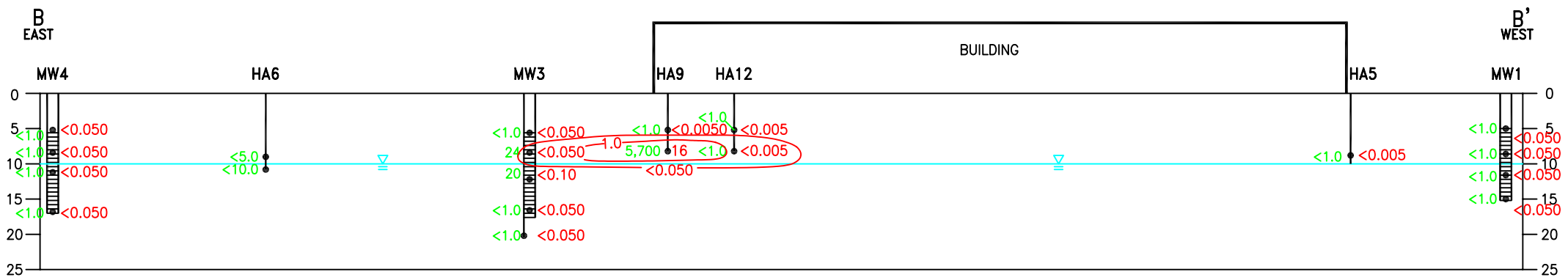
2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

Title: TPHg, TPHd, BENZENE AND MTBE IN GROUNDWATER (3/2005)

		Date
Design:	EK	4/05
Drawn:	MJL	4/05
Checked:	EK	4/05
Approved:	JWR	4/05

File No.: 02-02041-001 | Date: 4/2005 | Figure No.: 5
ACAD File No.: TPHGBM305 | Rev.: | Sheet of





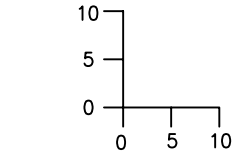
LEGEND

<1.0 – TPHg (mg/kg)

<0.050 – BENZENE (mg/kg)

– BENZENE CONCENTRATION CONTOUR

– GROUNDWATER TABLE



SCALE: VERTICAL=HORIZONTAL

EnecoTech®
STRATEGIES FOR ENVIRONMENTAL RESPONSIBILITY
6160 Fairmount Ave.
Suite "A"
San Diego CA 92120

Project: GEM PROPERTIES

2702 LYTTON STREET
SAN DIEGO, CALIFORNIA

Title: CROSS SECTION A–A' & B–B'

		Date
Design:	EK	4/05
Drawn:	MJL	4/05
Checked:	EK	4/05
Approved:	JWR	4/05

File No.: 02-02041-001 | Date: 4/2005 | Figure No.: 6

ACAD File No.: A-AB-B' | Rev.: | Sheet of

TABLES

TABLE 1: Analytical Results for TPHg, TPHd, and BTEX in Soil (July and September 2003)

Sample ID	Date Sampled	EPA Method 8015 (mg/kg)		EPA Method 8021 (mg/kg)				
		TPHg	TPHd	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
HA1-SURFACE	7/8/03		**55**					
HA2-SURFACE	7/8/03		**960**					
HA2-3.5	7/8/03		**8.2**					
HA4-3.5	7/8/03		**250**					
HA5-9.5	7/8/03	<1.0	**8.2**	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA6-10.5	7/8/03	**1,500**	**2,000**	**2.9**	**7.9**	**4.9**	**15**	<14
HA7-7.0	7/8/03	**470**	**160**	<0.50	<0.50	**1.7**	**3.6**	<3.5
HA7-9.5	7/8/03	**520**	**120**	<0.50	1.2	**2.6**	**3.8**	<3.5
HA8-5.0	7/8/03	NA	**49**	NA	NA	NA	NA	NA
HA9-5.5	7/8/03	<1.0	**17**	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA9-7.75	7/8/03	**5,700**	**3,600**	**16**	**8.9**	**31**	**27**	**66**
HA10-8.5	9/10/03	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA10-9.5	9/10/03	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA12-5.5	9/10/03	<1.0	**8.5**	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA12-8.5	9/10/03	<1.0	**37.0**	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA13-5.0	9/10/03	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA13-7.5	9/10/03	<1.0	<10.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA14-7.5	9/10/03	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035
HA14-8.5	9/10/03	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.015	<0.035

Detectable Concentrations in **Bold**

Table 2: Analytical Results for TPHg, TPHd, and BTEX in Groundwater (July 2003)

Sample ID	Date Sampled	EPA Method 8015M		EPA Method 8021 (µg/l)				
		TPHg (µg/l)	TPHd (mg/l)	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
HA5	7/8/03	<50	**1.2**	<0.30	<0.30	<0.30	<0.60	<10
HA6	7/8/03	**5,800**	**52**	**6.9**	**7.2**	**18**	**26**	<200
HA7	7/8/03	**2,600**	NA	**5.5**	**1.2**	**79**	**7.9**	<20

Detectable Concentrations in **Bold**

TABLE 3: Analytical Results for TPHg, TPHd, and BTEX in Exploratory Borings (May 2004)

SAMPLE ID	EPA Method 8015 (mg/kg) TPHg	EPA Method 8015 (mg/kg) TPHd	BTEX and MTBE by EPA Method 8021B (mg/kg)				
			Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE
EB1-7.5	**87**	**460**	<0.020	**0.21**	**0.77**	**1.4**	<0.14
EB5-7.5	**65**	**250**	<0.020	**0.043**	**0.10**	**0.48**	<0.14

TABLE 4: Analytical Results for TPHg, TPHd, and BTEX in Soil Samples (July 2004)

SAMPLE ID	EPA Method 8015 (mg/kg) TPHg	EPA Method 8015 (mg/kg) TPHd	BTEX by EPA Method 8260B (µg/kg)			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes
B1-5.0'	<1.0	<5.0	<50	<50	<50	<150
B1-8.0'	<1.0	<5.0	<50	<50	<50	<150
B1-11.0'	<1.0	<5.0	<50	<50	<50	<150
B1-16.0'	<1.0	**18**	<50	<50	<50	<150
B2-6.0'	<1.0	**23**	<50	<50	<50	<150
B2-10.0'	<1.0	<5.0	<50	<50	<50	<150
B2-15.5'	<1.0	<5.0	<50	<50	<50	<150
B3-5.0'	<1.0	<5.0	<50	<50	<50	<150
B3-8.5'	**24**	**760**	<500	<500	**1,500**	<1,500
B3-11.0'	**20**	**65**	<100	<100	**460**	**200**
B3-16.0'	<1.0	<5.0	<50	<50	<50	<150
B3-20.5'	<1.0	<5.0	<50	<50	<50	<150
B4-5.0'	<1.0	<5.0	<50	<50	<50	<150
B4-8.5'	<1.0	<5.0	<50	<50	<50	<150
B4-11.5'	<1.0	<5.0	<50	<50	<50	<150
B4-16.5'	<1.0	<5.0	<50	<50	<50	<150

BOLD = Detectable Concentrations

TABLE 5: Analytical Results for Fuel Oxygenates in Soil Samples (July 2004)

SAMPLE ID	Fuel Oxygenates by EPA Method 8260B (µg/kg)					Total Lead by EPA Method 6010 (mg/kg)
	DIPE	ETBE	TAME	MTBE	TBA	
B1-5.0'	<5.0	<5.0	<5.0	<10	<50	-
B1-8.0'	<5.0	<5.0	<5.0	<10	<50	-
B1-11.0'	<5.0	<5.0	<5.0	<10	<50	-
B1-16.0'	<5.0	<5.0	<5.0	<10	<50	-
B2-6.0'	<5.0	<5.0	<5.0	<10	<50	-
B2-10.0'	<5.0	<5.0	<5.0	<10	<50	-
B2-15.5'	<5.0	<5.0	<5.0	<10	<50	-
B3-5.0'	<5.0	<5.0	<5.0	<10	<50	-
B3-8.5'	<50	<50	<50	<100	<500	<2.0
B3-11.0'	<10	<10	<10	<20	<100	-
B3-16.0'	<5.0	<5.0	<5.0	<10	<50	-
B3-20.5'	<5.0	<5.0	<5.0	<10	<50	-
B4-5.0'	<5.0	<5.0	<5.0	<10	<50	-
B4-8.5'	<5.0	<5.0	<5.0	<10	<50	-
B4-11.5'	<5.0	<5.0	<5.0	<10	<50	-
B4-16.5'	<5.0	<5.0	<5.0	<10	<50	-

BOLD = Detectable Concentrations

TABLE 6: Analytical Results for TPHg, TPHd, and BTEX in Groundwater

SAMPLE ID	Date Sampled	EPA Method 8015 (µg/l) TPHg	EPA Method 8015 (mg/l) TPHd	BTEX and MTBE by EPA Method 8021B (µg/l)			
				Benzene	Toluene	Ethyl-benzene	Total Xylenes
MW1	**7/12/04**	<50	<0.50	<0.30	<0.30	<0.30	<0.60
	3/11/05	**310**	<0.50	**7.4**	**26**	**13**	**83**
MW2	**7/12/04**	<50	<0.50	<0.30	<0.30	<0.30	<0.60
	3/11/05	**130**	<0.50	**3.9**	**13**	**6.7**	**32**
MW3	**7/12/04**	**2,900**	**1.2**	**35**	**8.8**	**26**	**22**
	3/11/05	**260**	<0.50	**3.1**	**13**	**8.1**	**49**
MW4	**7/12/04**	<50	<0.50	<0.30	<0.30	<0.30	<0.60
	3/11/05	<50	<0.50	<0.30	<0.30	<0.30	<0.60
MW5	**7/12/04**	-	-	-	-	-	-
	3/11/05	**540**	<0.50	**5.4**	<0.30	**9.6**	**2.4**

TABLE 7: Analytical Results for Fuel Oxygenates in Groundwater

SAMPLE ID	Date Sampled	Fuel Oxygenates by EPA Method 8260B (µg/l)				
		DIPE	ETBE	TAME	MTBE	TBA
MW1	**7/12/04**	<5.0	<5.0	<5.0	<1.0	<25
	3/11/05	<5.0	<5.0	<5.0	<5.0	<25
MW2	**7/12/04**	<5.0	<5.0	<5.0	<1.0	<25
	3/11/05	<5.0	<5.0	<5.0	<5.0	<25
MW3	**7/12/04**	<5.0	<5.0	<5.0	<1.0	<25
	3/11/05	<5.0	<5.0	<5.0	<5.0	<25
MW4	**7/12/04**	<5.0	<5.0	<5.0	<1.0	<25
	3/11/05	<5.0	<5.0	<5.0	<5.0	<25
MW5	**3/11/05**	<5.0	<5.0	<5.0	<5.0	<50

TABLE 8: Analytical Results for TPHg, TPHd, and BTEX in Soil Samples (March 2005)

SAMPLE ID	EPA Method 8015 (mg/kg) TPHg	EPA Method 8015 (mg/kg) TPHd	BTEX by EPA Method 8260B (µg/kg)			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes
B5-6.0'	<1.0	**11**	<50	<50	<50	<150
B5-8.5'	**790**	**150**	<2,500	<2,500	<2,500	<7,500
B5-11.5'	<1.0	<5.0	<50	<50	<50	<150
B5-16.0'	<1.0	<5.0	<58	<58	<58	<150
B5-21.0'	<1.0	-	-	-	-	-

BOLD = Detectable Concentrations

TABLE 9: Analytical Results for Fuel Oxygenates in Soil Samples (March 2005)

SAMPLE ID	Fuel Oxygenates by EPA Method 8260B (µg/kg)				
	DIPE	**ETBE**	**TAME**	**MTBE**	**TBA**
B5-6.0'	<5.0	<5.0	<5.0	<10	<50
B5-8.5'	<250	<250	<250	<500	<2,500
B5-11.5'	<5.0	<5.0	<5.0	<10	<50
B5-16.0'	<5.8	<5.8	<5.8	<12	<58
B5-21.0'	-	-	-	-	-

TABLE 10: Groundwater Elevations

Well ID	Date Measured	Well Casing Elevation (feet msl)[1]	Depth to Groundwater (feet)	Groundwater Elevation (feet msl)
MW1	7/12/04	8.90	8.94	-0.04
	3/11/05		8.46	0.44
MW2	7/12/04	9.25	9.77	-0.52
	3/11/05		9.38	-0.13
MW3	7/12/04	9.93	10.31	-0.38
	3/11/05		10.01	-0.08
MW4	7/12/04	11.02	11.22	-0.20
	3/11/05		11.04	-0.02
MW5	3/11/05	10.11	9.73	0.38

[1]msl = mean sea level.

APPENDIX A

EnecoTech's Standard Field Procedures
Boring Log

STANDARD FIELD PROCEDURES

DRILLING AND SOIL SAMPLING

Soil borings are drilled using a hollow-stem auger drill rig operated by a C-57 licensed drilling company. The rig is equipped with 8-inch diameter augers. Drilling equipment is steam-cleaned between borings to prevent cross contamination, and cleaning rinsate is contained in 55-gallon Department of Transportation (DOT)-approved drums stored onsite.

Soil samples are retrieved using a split spoon sampler fitted with 1.5-inch diameter stainless steel sleeves, driven into the ground with a rig-operated safety hammer. Relative penetration resistance is measured by counting the number of hammer blows (blow counts) required to drive the sampler a distance of 12 inches in 6-inch increments. Blow counts are recorded on boring logs. One metal sleeve from each sampling depth is sealed with Teflon tape, capped, labeled, and placed into an ice chest until transported to a state-certified laboratory.

A second metal sleeve from each sampling depth is emptied into a zip-lock plastic bag, which is sealed and gently agitated to facilitate volatilization of organic vapors. A portable photo-ionization detector (PID) is used to measure organic vapor concentrations that are then recorded on the boring logs. The PID is calibrated with 100 ppm isobutylene prior to beginning field work.

The scientist in the field uses the remaining recovered sample to describe the soil in accordance with the Unified Soil Classification System (USCS). Additionally, a qualitative characterization of contamination is made based upon any observed petroleum hydrocarbon odors and/or soil discoloration. These observations and USCS descriptions are included in the boring logs that are reviewed by a California Registered Geologist.

All sampling equipment is washed before sampling in an Alconox solution and thoroughly rinsed. Cleaning rinsate and soil cuttings from drilling operations are contained in labeled 55-gallon DOT-approved drums. Borings are destroyed using bentonite or bentonite grout. The disposition of the soil and the decontamination rinsate depends upon the results of chemical analyses.

Each sample container submitted for analyses has a label affixed with a unique sample name, job name, date sampled, and time of collection. A chain of custody form is used to document sample possession from the time of collection to the time of delivery to the laboratory. When possession of the samples is transferred, the persons relinquishing and receiving possession sign and date the chain of custody form. The sample control officer at the laboratory verifies sample integrity and confirms that the sample is of sufficient quantity for the requested analyses.

WELL CONSTRUCTION AND DEVELOPMENT

Wells are constructed in conformance with the general guidelines of the California Department of Water Resources and the Site Assessment and Mitigation (SAM) Manual according to the site specific permit application that is filed with the SAM. In general, wells are constructed with factory-prepared blank and perforated schedule 40 PVC casing, new sand filter pack, bentonite and concrete seals, and traffic rated covers.

Wells are developed during construction by surge block agitation after filter pack installation and installation of the bentonite seal or by hand bailing. No water is added or withdrawn during the development process. In the event that water is not present in the well at the time of installation, the well is developed by hand bailing three borehole volumes prior to sampling.

WELL GAUGING, PURGING, AND SAMPLING

Prior to purging and sampling, static groundwater levels in each monitoring well are measured using colorimetric water-sensing paste and a metal tape measure. Gasoline-sensing paste and a metal tape measure are used to detect and measure any free product.

Each well is then purged of at least one borehole volume of water (see calculations below) using a polyethylene bailer. Measurement of pH, temperature, and electrical conductivity are recorded, and purging is continued in one-half borehole volume increments until pH, temperature, and electrical conductivity measurements are stable (i.e., within 10%).

Once purging is complete, each well is allowed to recover to within 80% of its static condition (or until two hours have passed). As soon as sufficient volume is available, groundwater samples are retrieved using a disposable bailer and collected in a minimum of three laboratory-provided Volatile Organic Analysis vials with a Teflon-lined septum. Sample containers are examined to assess that no headspace is present, then stored in a chilled ice chest or refrigerated at 4º Celsius until transported to a State-certified laboratory for appropriate chemical analysis. Cross-contamination between wells is avoided by taking a number of precautions including purging and sampling wells in a specific sequence (cleanest to dirtiest), using disposable or dedicated bailers, new gloves, and clean equipment for each well.

One borehole volume is calculated according to the formula in the current SAM Manual. The calculation assumes a filter pack porosity of 25%.

For an 8" diameter borehole containing a 2" diameter casing:

One borehole volume (gal) = 0.776 x (WD-GW)

Where (WD-GW) is the well depth minus depth to groundwater, i.e., the height (in feet) of the water column in the well.

LOCATION MAP
(Not to scale)

N

See Figure 2

EnecoTech®
STRATEGIES FOR ENVIRONMENTAL RESPOSIBILITIES

6160 Fairmount Ave.
Suite "A"
San Diego, California 92120

BORING/WELL LOG I.D.: B5/MW5

Date(s):	3/7/05			Project Name:	Gem Properties
Start Time:	09:30	Finish Time:	13:00	Project Number:	02-02041-001
Logged By:	EK/SR	Drilling Company:	Baja Exploration	Page	1 of 1
Elevation: (ft. amsl)	N/A	Vapor Detector:	PID 580B OVM	Drilling Method:	Hollow Stem Auger
Sampling Method:	Split spoon				

Filter Pack:	3.74 Cubic Ft.	#2/16	Bentonite Seal:	0.68 Cubic Ft.	Medium bentonite	Sanitary Seal:	5 Bags 60lb
Casing Type:	Sch. 40 PVC		Diameter:	2”		Boring Dia.:	8”
Screen Type:	Sch. 40 PVC	Slot Size: 0.020	Diameter:	2”		Total Depth:	16’

Water Initial	12’
Water Final	9.80

Depth (feet)	LITHOLOGIC DESCRIPTION UNIT: Color, moisture, rel. density, texture (USCS Symbol), details. Odor, variations.	Sample Depth /Blows	Sample Type	Sample Designation	Screen Type	Screen Vapor (ppm)	Time	Boring/Well Completion
0	Asphalt 3” thick							
	Artificial Fill: Dusky yellowish brown (10YR3/4), damp, sand with gravel. No PHO.							
	Bay Point Formation: Moderate brown (5YR4/3), moist, silty sand with clay (SM). No PHO.			B5-3.0’	B	0.0	10:00	
5		10 14 18		B5-6.0’	B	0.0	10:25	
	Bay Point Formation: Moderate brown (5YR3/4) moist to wet, sandy clay (SM/CL). No PHO.							
	Bay Point Formation: Grayish Black (N2) wet, sandy clay (SM/CL). Moderate to strong PHO.	12 20 20		B5-8.5’	B	1,600	10:35	
10		10 16 18		B5-11.5’	B	40	10:50	
	Bay Point Formation: Dark yellowish brown (10YR2/2) saturated, coarse sand (SP). No PHO.	11 16 23		B5-12.0’ B5-13.0’	B B	10 0.0	10:55	
15		4 8 16		B5-16.0’	B	4.8	11:05	
20	Bay Point Formation: Dark yellowish brown (10YR2/2) saturated, silty sand (SM). No PHO.	12 13 12		B5-21.0’	B	0.0	11:10	
	Total Depth = 20ft.							
25								
30								

LEGEND

Sample Type	Screen Type		
Sleeve	A-Ambient	Concrete	Perforations
Grab	B-Bag	Bentonite Seal	Well Casing
Discard	C-Cuttings	Filter Pack	Locking Cap
No Recovery	H-Head Space	Contact-Dashed where inferred.	Water Table

Traffic Rated Well Cover

Drawn By:	Date:	Approved By:	Date:	RG Number:	Fig. No.:
MJL	3/2005				

APPENDIX B

Non-Hazardous Waste Manifest

Please print or type.
(Form designed for use on elite (12-pitch) typewriter.)

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: . . . . . Manifest Document No.: 24648 | 2. Page 1 of 1

3. Generator's Name and Mailing Address: GEM PROPERTIES
2702 LYTTON ST.
SAN DIEGO, CA

2041001

4. Generator's Phone (619 299-0033 CONTACT: SEAN ROY

5. Transporter 1 Company Name: EFR ENVIRONMENTAL SERVICES, INC. | 6. US EPA ID Number: CAR000011205 | A. Transporter's Phone: 619-722-6781

7. Transporter 2 Company Name | 8. US EPA ID Number: . . . . . | B. Transporter's Phone

9. Designated Facility Name and Site Address:
DOME ROCK INDUSTRIES, INC.
3125 W. DOME ROCK RD.
QUARTZSITE, AZ 85346

10. US EPA ID Number: AZR000035915

C. Facility's Phone: 928 927-7688

11. Waste Shipping Name and Description	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol
a. NON-HAZARDOUS WASTE SOLID	002	DM	01000	P
b. NON-HAZARDOUS WASTE LIQUID	002	DM	00110	G
c.				
d.				

D. Additional Descriptions for Materials Listed Above
11A. ACCEPTANCE# ~~00335C111~~ (SOIL CUTTINGS) 00335C229
11B. ACCEPTANCE# (PURGE WATER) 0033PW320.
MAIL C/O: ENECOTECH-6160 FAIRMOUNT AVE., STE. A, SAN DIEGO, CA 92120

E. Handling Codes for Wastes Listed Above
11a 01
11b. 01

15. Special Handling Instructions and Additional Information
ALWAYS WEAR APPROPRIATE P.P.E. AND USE SAFE HANDLING METHODS.
24 HR. EMERGENCY NUMBER 1-800-244-1202/619-722-6781 *EFR*

GENERATOR

16. **GENERATOR'S CERTIFICATION:** I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.
Printed/Typed Name: Octavio Quintero (Agent for enecotech) | Signature: Octavio Quintero | Month 03 Day 15 Year 05

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: Octavio Quintero | Signature: Octavio Quintero | Month 03 Day 15 Year 05

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month . Day . Year .

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.
Printed/Typed Name: Jerry R. Jarrett | Signature: Jerry R. Jarrett | Month 03 Day 15 Year 05

Printed by J. R. KELLER & ASSOCIATES, INC.
Neenah, WI 54956-703683

ORIGINAL - RETURN TO GENERATOR

12-BLC-M5

APPENDIX C

Laboratory Reports

Del Mar Analytical

17461Derian Ave., Suite 100, Irvine, CA 92614 (949) 261-1022 FAX (949) 260-3297
1014 E. Cooley Dr., Suite A, Colton, CA 92324 (909) 370-4667 FAX (949) 370-1046
9484 Chesapeake Dr., Suite 805, San Diego, CA 92123 (858) 505-8596 FAX (858) 505-9689
9830 South 51st St., Suite B-120, Phoenix, AZ 85044 (480) 785-0043 FAX (480) 785-0851
2520 E. Sunset Rd. #3, Las Vegas, NV 89120 (702) 798-3620 FAX (702) 798-3621

LABORATORY REPORT

Prepared For: Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project: Gem Properties/Lytton Street
02-02041-001

Sampled: 03/07/05
Received: 03/08/05
Issued: 03/18/05 16:04

NELAP #01108CA California ELAP#1197 CSDLAC #10117

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a wet weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the sole use of Del Mar Analytical and its client. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical. The Chain of Custody, 1 page, is included and is an integral part of this report.
This entire report was reviewed and approved for release.

SAMPLE CROSS REFERENCE

LABORATORY ID	CLIENT ID	MATRIX
IOC0675-02	B5-6.0'	Soil
IOC0675-03	B5-8.5'	Soil
IOC0675-04	B5-11.5'	Soil
IOC0675-06	B5-16.0'	Soil
IOC0675-07	B5-21.0'	Soil

Reviewed By:

Heather A Bean

Del Mar Analytical, Irvine
Heather Bean For Chris Roberts
Project Manager

Del Mar Analytical

17461Derian Ave., Suite 100, Irvine, CA 92614 (949) 261-1022 FAX (949) 260-3297
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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
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Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0675

Sampled: 03/07/05
Received: 03/08/05

EXTRACTABLE FUEL HYDROCARBONS (CADHS/8015 Modified)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0675-02 (B5-6.0' - Soil)								
Reporting Units: mg/kg								
EFH (C8 - C40)	EPA 8015 MOD.	5C10048	5.0	**11**	0.997	3/10/2005	3/10/2005	
Surrogate: n-Octacosane (40-130%)				*74 %*				
Sample ID: IOC0675-03 (B5-8.5' - Soil)								
Reporting Units: mg/kg								
EFH (C8 - C40)	EPA 8015 MOD.	5C10048	9.9	**150**	1.99	3/10/2005	3/10/2005	CR
Surrogate: n-Octacosane (40-130%)				*68 %*				
Sample ID: IOC0675-04 (B5-11.5' - Soil)								
Reporting Units: mg/kg								
EFH (C8 - C40)	EPA 8015 MOD.	5C10048	5.0	ND	0.997	3/10/2005	3/11/2005	
Surrogate: n-Octacosane (40-130%)				*66 %*				
Sample ID: IOC0675-06 (B5-16.0' - Soil)								
Reporting Units: mg/kg								
EFH (C8 - C40)	EPA 8015 MOD.	5C10048	5.0	ND	1	3/10/2005	3/10/2005	
Surrogate: n-Octacosane (40-130%)				*68 %*				

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02-02041-001
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Sampled: 03/07/05
Received: 03/08/05

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0675-02 (B5-6.0' - Soil)								
Reporting Units: mg/kg								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C11005	1.0	ND	1.01	3/11/2005	3/11/2005	
Benzene	EPA 8015B/8021B	5C11005	0.0050	ND	1.01	3/11/2005	3/11/2005	
Toluene	EPA 8015B/8021B	5C11005	0.0050	ND	1.01	3/11/2005	3/11/2005	
Ethylbenzene	EPA 8015B/8021B	5C11005	0.0050	ND	1.01	3/11/2005	3/11/2005	
Total Xylenes	EPA 8015B/8021B	5C11005	0.015	ND	1.01	3/11/2005	3/11/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8015B/8021B	5C11005	0.035	ND	1.01	3/11/2005	3/11/2005	C
Surrogate: 4-BFB (PID) (65-130%)				*120 %*				
Surrogate: 4-BFB (FID) (70-135%)				*100 %*				
Sample ID: IOC0675-03 (B5-8.5' - Soil)								
Reporting Units: mg/kg								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C14057	97	**790**	97.1	3/14/2005	3/14/2005	M2
Benzene	EPA 8015B/8021B	5C14057	0.49	ND	97.1	3/14/2005	3/14/2005	
Toluene	EPA 8015B/8021B	5C14057	0.49	ND	97.1	3/14/2005	3/14/2005	
Ethylbenzene	EPA 8015B/8021B	5C14057	0.49	**3.0**	97.1	3/14/2005	3/14/2005	
Total Xylenes	EPA 8015B/8021B	5C14057	1.5	**5.4**	97.1	3/14/2005	3/14/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8015B/8021B	5C14057	3.4	ND	97.1	3/14/2005	3/14/2005	
Surrogate: 4-BFB (PID) (65-130%)				*148 %*				*ZX*
Surrogate: 4-BFB (FID) (70-135%)				*613 %*				*ZX*
Sample ID: IOC0675-04 (B5-11.5' - Soil)								
Reporting Units: mg/kg								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C14072	1.0	ND	1.01	3/14/2005	3/14/2005	
Benzene	EPA 8015B/8021B	5C14072	0.0050	ND	1.01	3/14/2005	3/14/2005	
Toluene	EPA 8015B/8021B	5C14072	0.0050	ND	1.01	3/14/2005	3/14/2005	
Ethylbenzene	EPA 8015B/8021B	5C14072	0.0050	ND	1.01	3/14/2005	3/14/2005	
Total Xylenes	EPA 8015B/8021B	5C14072	0.015	ND	1.01	3/14/2005	3/14/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8015B/8021B	5C14072	0.035	ND	1.01	3/14/2005	3/14/2005	
Surrogate: 4-BFB (PID) (65-130%)				*93 %*				
Surrogate: 4-BFB (FID) (70-135%)				*101 %*				

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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0675

Sampled: 03/07/05
Received: 03/08/05

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0675-06 (B5-16.0' - Soil)								
Reporting Units: mg/kg								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C11005	1.0	ND	1.05	3/11/2005	3/11/2005	
Benzene	EPA 8015B/8021B	5C11005	0.0050	ND	1.05	3/11/2005	3/11/2005	
Toluene	EPA 8015B/8021B	5C11005	0.0050	ND	1.05	3/11/2005	3/11/2005	
Ethylbenzene	EPA 8015B/8021B	5C11005	0.0050	ND	1.05	3/11/2005	3/11/2005	
Total Xylenes	EPA 8015B/8021B	5C11005	0.015	ND	1.05	3/11/2005	3/11/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8015B/8021B	5C11005	0.035	ND	1.05	3/11/2005	3/11/2005	C
Surrogate: 4-BFB (PID) (65-130%)				*117 %*				
Surrogate: 4-BFB (FID) (70-135%)				*118 %*				
Sample ID: IOC0675-07 (B5-21.0' - Soil)								
Reporting Units: mg/kg								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17003	1.0	ND	0.957	3/17/2005	3/17/2005	
Benzene	EPA 8015B/8021B	5C17003	0.0050	ND	0.957	3/17/2005	3/17/2005	
Toluene	EPA 8015B/8021B	5C17003	0.0050	ND	0.957	3/17/2005	3/17/2005	
Ethylbenzene	EPA 8015B/8021B	5C17003	0.0050	ND	0.957	3/17/2005	3/17/2005	
Total Xylenes	EPA 8015B/8021B	5C17003	0.015	ND	0.957	3/17/2005	3/17/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8015B/8021B	5C17003	0.035	ND	0.957	3/17/2005	3/17/2005	
Surrogate: 4-BFB (PID) (65-130%)				*104 %*				
Surrogate: 4-BFB (FID) (70-135%)				*81 %*				

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Project ID: Gem Properties/Lytton Street
02-02041-001
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Sampled: 03/07/05
Received: 03/08/05

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0675-02 (B5-6.0' - Soil)								
Reporting Units: ug/kg								
Benzene	EPA 8260B	5C10024	50	ND	1.01	3/10/2005	3/10/2005	
Ethylbenzene	EPA 8260B	5C10024	50	ND	1.01	3/10/2005	3/10/2005	
Toluene	EPA 8260B	5C10024	50	ND	1.01	3/10/2005	3/10/2005	
o-Xylene	EPA 8260B	5C10024	50	ND	1.01	3/10/2005	3/10/2005	
m,p-Xylenes	EPA 8260B	5C10024	100	ND	1.01	3/10/2005	3/10/2005	
Xylenes, Total	EPA 8260B	5C10024	150	ND	1.01	3/10/2005	3/10/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C10024	5.0	ND	1.01	3/10/2005	3/10/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C10024	5.0	ND	1.01	3/10/2005	3/10/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C10024	5.0	ND	1.01	3/10/2005	3/10/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C10024	10	ND	1.01	3/10/2005	3/10/2005	
tert-Butanol (TBA)	EPA 8260B	5C10024	50	ND	1.01	3/10/2005	3/10/2005	
Surrogate: Dibromofluoromethane (80-125%)				*110 %*				
Surrogate: Toluene-d8 (80-120%)				*106 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*105 %*				
Sample ID: IOC0675-03 (B5-8.5' - Soil)								**RL-2**
Reporting Units: ug/kg								
Benzene	EPA 8260B	5C10022	2500	ND	100	3/10/2005	3/13/2005	
Ethylbenzene	EPA 8260B	5C10022	2500	ND	100	3/10/2005	3/13/2005	
Toluene	EPA 8260B	5C10022	2500	ND	100	3/10/2005	3/13/2005	
o-Xylene	EPA 8260B	5C10022	2500	ND	100	3/10/2005	3/13/2005	
m,p-Xylenes	EPA 8260B	5C10022	5000	ND	100	3/10/2005	3/13/2005	
Xylenes, Total	EPA 8260B	5C10022	7500	ND	100	3/10/2005	3/13/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C10022	250	ND	100	3/10/2005	3/13/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C10022	250	ND	100	3/10/2005	3/13/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C10022	250	ND	100	3/10/2005	3/13/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C10022	500	ND	100	3/10/2005	3/13/2005	
tert-Butanol (TBA)	EPA 8260B	5C10022	2500	ND	100	3/10/2005	3/13/2005	
Surrogate: Dibromofluoromethane (55-155%)				*92 %*				
Surrogate: Toluene-d8 (60-160%)				*91 %*				
Surrogate: 4-Bromofluorobenzene (60-155%)				*110 %*				

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02-02041-001
Report Number: IOC0675

Sampled: 03/07/05
Received: 03/08/05

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0675-04 (B5-11.5' - Soil)								
Reporting Units: ug/kg								
Benzene	EPA 8260B	5C10024	50	ND	0.982	3/10/2005	3/10/2005	
Ethylbenzene	EPA 8260B	5C10024	50	ND	0.982	3/10/2005	3/10/2005	
Toluene	EPA 8260B	5C10024	50	ND	0.982	3/10/2005	3/10/2005	
o-Xylene	EPA 8260B	5C10024	50	ND	0.982	3/10/2005	3/10/2005	
m,p-Xylenes	EPA 8260B	5C10024	100	ND	0.982	3/10/2005	3/10/2005	
Xylenes, Total	EPA 8260B	5C10024	150	ND	0.982	3/10/2005	3/10/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C10024	5.0	ND	0.982	3/10/2005	3/10/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C10024	5.0	ND	0.982	3/10/2005	3/10/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C10024	5.0	ND	0.982	3/10/2005	3/10/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C10024	10	ND	0.982	3/10/2005	3/10/2005	
tert-Butanol (TBA)	EPA 8260B	5C10024	50	ND	0.982	3/10/2005	3/10/2005	
Surrogate: Dibromofluoromethane (80-125%)				*106 %*				
Surrogate: Toluene-d8 (80-120%)				*106 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*104 %*				
Sample ID: IOC0675-06 (B5-16.0' - Soil)								
Reporting Units: ug/kg								
Benzene	EPA 8260B	5C11025	58	ND	1.15	3/11/2005	3/11/2005	
Ethylbenzene	EPA 8260B	5C11025	58	ND	1.15	3/11/2005	3/11/2005	
Toluene	EPA 8260B	5C11025	58	ND	1.15	3/11/2005	3/11/2005	
o-Xylene	EPA 8260B	5C11025	58	ND	1.15	3/11/2005	3/11/2005	
m,p-Xylenes	EPA 8260B	5C11025	120	ND	1.15	3/11/2005	3/11/2005	
Xylenes, Total	EPA 8260B	5C11025	170	ND	1.15	3/11/2005	3/11/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C11025	5.8	ND	1.15	3/11/2005	3/11/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C11025	5.8	ND	1.15	3/11/2005	3/11/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C11025	5.8	ND	1.15	3/11/2005	3/11/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C11025	12	ND	1.15	3/11/2005	3/11/2005	
tert-Butanol (TBA)	EPA 8260B	5C11025	58	ND	1.15	3/11/2005	3/11/2005	
Surrogate: Dibromofluoromethane (80-125%)				*112 %*				
Surrogate: Toluene-d8 (80-120%)				*105 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*105 %*				

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Sampled: 03/07/05
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METHOD BLANK/QC DATA

EXTRACTABLE FUEL HYDROCARBONS (CADHS/8015 Modified)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10048 Extracted: 03/10/05										
Blank Analyzed: 03/10/2005 (5C10048-BLK1)										
EFH (C8 - C40)	ND	5.0	mg/kg							
Surrogate: n-Octacosane	*4.84*		*mg/kg*	*6.67*		*73*	*40-130*			
LCS Analyzed: 03/10/2005 (5C10048-BS1)										
EFH (C8 - C40)	21.0	5.0	mg/kg	33.3		63	40-120			
Surrogate: n-Octacosane	*3.97*		*mg/kg*	*6.67*		*60*	*40-130*			
Matrix Spike Analyzed: 03/10/2005 (5C10048-MS1)					**Source: IOC0723-01**					
EFH (C8 - C40)	58.9	5.0	mg/kg	33.3	ND	177	30-125			*M1*
Surrogate: n-Octacosane	*5.06*		*mg/kg*	*6.66*		*76*	*40-130*			
Matrix Spike Dup Analyzed: 03/10/2005 (5C10048-MSD1)					**Source: IOC0723-01**					
EFH (C8 - C40)	25.3	5.0	mg/kg	33.3	ND	76	30-125	80	30	*R-3*
Surrogate: n-Octacosane	*3.93*		*mg/kg*	*6.67*		*59*	*40-130*			

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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C11005 Extracted: 03/11/05										
Blank Analyzed: 03/11/2005 (5C11005-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	1.0	mg/kg							
Benzene	ND	0.0050	mg/kg							
Toluene	ND	0.0050	mg/kg							
Ethylbenzene	ND	0.0050	mg/kg							
Total Xylenes	ND	0.015	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.035	mg/kg							
Surrogate: 4-BFB (PID)	*0.0573*		*mg/kg*	*0.0500*		*115*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0487*		*mg/kg*	*0.0500*		*97*	*70-135*			
LCS Analyzed: 03/11/2005 (5C11005-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	3.44	1.0	mg/kg	4.00		86	70-135			
Surrogate: 4-BFB (FID)	*0.167*		*mg/kg*	*0.150*		*111*	*70-135*			
LCS Analyzed: 03/11/2005 (5C11005-BS2)										
Benzene	0.0893	0.0050	mg/kg	0.100		89	70-125			
Toluene	0.0901	0.0050	mg/kg	0.100		90	80-120			
Ethylbenzene	0.0978	0.0050	mg/kg	0.100		98	80-120			
Total Xylenes	0.289	0.015	mg/kg	0.300		96	80-125			
Methyl-tert-butyl Ether (MTBE)	1.75	0.035	mg/kg	1.50		117	65-140			
Surrogate: 4-BFB (PID)	*0.0572*		*mg/kg*	*0.0500*		*114*	*65-130*			
Matrix Spike Analyzed: 03/11/2005 (5C11005-MS1)					**Source: IOC0479-04**					
Volatile Fuel Hydrocarbons (C6-C12)	0.971	1.0	mg/kg	1.09	ND	89	55-140			
Surrogate: 4-BFB (FID)	*0.0493*		*mg/kg*	*0.0495*		*100*	*70-135*			
Matrix Spike Analyzed: 03/11/2005 (5C11005-MS2)					**Source: IOC0675-02**					
Benzene	0.0954	0.0050	mg/kg	0.103	ND	93	65-130			
Toluene	0.0955	0.0050	mg/kg	0.103	ND	93	70-130			
Ethylbenzene	0.103	0.0050	mg/kg	0.103	ND	100	70-130			
Total Xylenes	0.304	0.015	mg/kg	0.309	ND	98	70-135			
Methyl-tert-butyl Ether (MTBE)	1.71	0.035	mg/kg	1.55	ND	110	60-145			
Surrogate: 4-BFB (PID)	*0.0571*		*mg/kg*	*0.0515*		*111*	*65-130*			

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Enecotech Southwest, Inc.-San Diego
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Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
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VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C11005 Extracted: 03/11/05										
Matrix Spike Dup Analyzed: 03/11/2005 (5C11005-MSD1)					**Source: IOC0479-04**					
Volatile Fuel Hydrocarbons (C6-C12)	0.964	1.0	mg/kg	1.07	ND	90	55-140	1	35	
Surrogate: 4-BFB (FID)	*0.0489*		*mg/kg*	*0.0488*		*100*	*70-135*			
Matrix Spike Dup Analyzed: 03/11/2005 (5C11005-MSD2)					**Source: IOC0675-02**					
Benzene	0.0886	0.0050	mg/kg	0.0962	ND	92	65-130	7	25	
Toluene	0.0886	0.0050	mg/kg	0.0962	ND	92	70-130	7	25	
Ethylbenzene	0.0952	0.0050	mg/kg	0.0962	ND	99	70-130	8	25	
Total Xylenes	0.284	0.015	mg/kg	0.288	ND	99	70-135	7	25	
Methyl-tert-butyl Ether (MTBE)	2.04	0.035	mg/kg	1.44	ND	142	60-145	18	25	
Surrogate: 4-BFB (PID)	*0.0550*		*mg/kg*	*0.0481*		*114*	*65-130*			
Batch: 5C14057 Extracted: 03/14/05										
Blank Analyzed: 03/14/2005 (5C14057-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	20	mg/kg							
Benzene	ND	0.10	mg/kg							
Toluene	ND	0.10	mg/kg							
Ethylbenzene	ND	0.10	mg/kg							
Total Xylenes	ND	0.30	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.70	mg/kg							
Surrogate: 4-BFB (PID)	*1.95*		*mg/kg*	*2.00*		*98*	*65-130*			
Surrogate: 4-BFB (FID)	*1.91*		*mg/kg*	*2.00*		*96*	*70-135*			
LCS Analyzed: 03/14/2005 (5C14057-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	179	40	mg/kg	160		112	70-135			
Surrogate: 4-BFB (FID)	*6.56*		*mg/kg*	*6.00*		*109*	*70-135*			

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VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C14057 Extracted: 03/14/05										
LCS Analyzed: 03/14/2005 (5C14057-BS2)										
Benzene	3.71	0.20	mg/kg	4.00		93	70-125			
Toluene	3.91	0.20	mg/kg	4.00		98	80-120			
Ethylbenzene	3.99	0.20	mg/kg	4.00		100	80-120			
Total Xylenes	11.9	0.60	mg/kg	12.0		99	80-125			
Methyl-tert-butyl Ether (MTBE)	55.0	1.4	mg/kg	60.0		92	65-140			
Surrogate: 4-BFB (PID)	*2.14*		*mg/kg*	*2.00*		*107*	*65-130*			
LCS Dup Analyzed: 03/14/2005 (5C14057-BSD1)										
Volatile Fuel Hydrocarbons (C6-C12)	187	40	mg/kg	160		117	70-135	4	20	
Surrogate: 4-BFB (FID)	*6.84*		*mg/kg*	*6.00*		*114*	*70-135*			
LCS Dup Analyzed: 03/14/2005 (5C14057-BSD2)										
Benzene	3.76	0.20	mg/kg	4.00		94	70-125	1	20	
Toluene	3.96	0.20	mg/kg	4.00		99	80-120	1	20	
Ethylbenzene	4.05	0.20	mg/kg	4.00		101	80-120	1	20	
Total Xylenes	12.1	0.60	mg/kg	12.0		101	80-125	2	20	
Methyl-tert-butyl Ether (MTBE)	54.9	1.4	mg/kg	60.0		92	65-140	0	20	
Surrogate: 4-BFB (PID)	*2.17*		*mg/kg*	*2.00*		*108*	*65-130*			
Matrix Spike Analyzed: 03/14/2005 (5C14057-MS1)					**Source: IOC0675-03**					
Volatile Fuel Hydrocarbons (C6-C12)	545	100	mg/kg	44.0	790	-557	55-140			*M2*
Benzene	3.78	0.50	mg/kg	4.00	0.10	92	65-130			
Toluene	4.16	0.50	mg/kg	4.00	0.22	98	70-130			
Ethylbenzene	6.79	0.50	mg/kg	4.00	3.0	95	70-130			
Total Xylenes	17.2	1.5	mg/kg	12.0	5.4	98	70-135			
Methyl-tert-butyl Ether (MTBE)	54.3	3.5	mg/kg	60.0	0.81	89	60-145			
Surrogate: 4-BFB (PID)	*2.96*		*mg/kg*	*2.00*		*148*	*65-130*			*ZX*
Surrogate: 4-BFB (FID)	*8.17*		*mg/kg*	*2.00*		*408*	*70-135*			*Z5*

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VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C14057 Extracted: 03/14/05										
Matrix Spike Dup Analyzed: 03/14/2005 (5C14057-MSD1)					**Source: IOC0675-03**					
Volatile Fuel Hydrocarbons (C6-C12)	504	100	mg/kg	44.9	790	-637	55-140	8	35	*M2*
Benzene	3.49	0.51	mg/kg	4.08	0.10	83	65-130	8	25	
Toluene	3.82	0.51	mg/kg	4.08	0.22	88	70-130	9	25	
Ethylbenzene	6.16	0.51	mg/kg	4.08	3.0	77	70-130	10	25	
Total Xylenes	16.2	1.5	mg/kg	12.2	5.4	89	70-135	6	25	
Methyl-tert-butyl Ether (MTBE)	51.1	3.6	mg/kg	61.2	0.81	82	60-145	6	25	
Surrogate: 4-BFB (PID)	*3.26*		*mg/kg*	*2.04*		*160*	*65-130*			*ZX*
Surrogate: 4-BFB (FID)	*7.47*		*mg/kg*	*2.04*		*366*	*70-135*			*Z5*
Batch: 5C14072 Extracted: 03/14/05										
Blank Analyzed: 03/14/2005 (5C14072-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	1.0	mg/kg							
Benzene	ND	0.0050	mg/kg							
Toluene	ND	0.0050	mg/kg							
Ethylbenzene	ND	0.0050	mg/kg							
Total Xylenes	ND	0.015	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.035	mg/kg							
Surrogate: 4-BFB (PID)	*0.0494*		*mg/kg*	*0.0500*		*99*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0442*		*mg/kg*	*0.0500*		*88*	*70-135*			
LCS Analyzed: 03/14/2005 (5C14072-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	4.04	1.0	mg/kg	4.00		101	70-135			
Surrogate: 4-BFB (FID)	*0.159*		*mg/kg*	*0.150*		*106*	*70-135*			
LCS Analyzed: 03/14/2005 (5C14072-BS2)										
Benzene	0.0837	0.0050	mg/kg	0.100		84	70-125			
Toluene	0.0912	0.0050	mg/kg	0.100		91	80-120			
Ethylbenzene	0.0918	0.0050	mg/kg	0.100		92	80-120			
Total Xylenes	0.276	0.015	mg/kg	0.300		92	80-125			
Methyl-tert-butyl Ether (MTBE)	1.18	0.035	mg/kg	1.50		79	65-140			
Surrogate: 4-BFB (PID)	*0.0516*		*mg/kg*	*0.0500*		*103*	*65-130*			

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VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C14072 Extracted: 03/14/05										
Matrix Spike Analyzed: 03/14/2005 (5C14072-MS1)					**Source: IOC0675-04**					
Volatile Fuel Hydrocarbons (C6-C12)	1.38	1.0	mg/kg	1.10	0.18	109	55-140			
Benzene	0.0934	0.0050	mg/kg	0.100	0.0011	92	65-130			
Toluene	0.100	0.0050	mg/kg	0.100	0.0013	99	70-130			
Ethylbenzene	0.104	0.0050	mg/kg	0.100	0.0012	103	70-130			
Total Xylenes	0.311	0.015	mg/kg	0.300	0.0040	102	70-135			
Methyl-tert-butyl Ether (MTBE)	1.35	0.035	mg/kg	1.50	0.019	89	60-145			
Surrogate: 4-BFB (PID)	*0.0528*		*mg/kg*	*0.0500*		*106*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0598*		*mg/kg*	*0.0500*		*120*	*70-135*			
Matrix Spike Dup Analyzed: 03/14/2005 (5C14072-MSD1)					**Source: IOC0675-04**					
Volatile Fuel Hydrocarbons (C6-C12)	1.41	1.0	mg/kg	1.14	0.18	108	55-140	2	35	
Benzene	0.106	0.0050	mg/kg	0.104	0.0011	101	65-130	13	25	
Toluene	0.113	0.0050	mg/kg	0.104	0.0013	107	70-130	12	25	
Ethylbenzene	0.116	0.0050	mg/kg	0.104	0.0012	110	70-130	11	25	
Total Xylenes	0.346	0.015	mg/kg	0.311	0.0040	110	70-135	11	25	
Methyl-tert-butyl Ether (MTBE)	1.54	0.035	mg/kg	1.55	0.019	98	60-145	13	25	
Surrogate: 4-BFB (PID)	*0.0543*		*mg/kg*	*0.0518*		*105*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0567*		*mg/kg*	*0.0518*		*109*	*70-135*			
Batch: 5C17003 Extracted: 03/17/05										
Blank Analyzed: 03/17/2005 (5C17003-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	1.0	mg/kg							
Benzene	ND	0.0050	mg/kg							
Toluene	ND	0.0050	mg/kg							
Ethylbenzene	ND	0.0050	mg/kg							
Total Xylenes	ND	0.015	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.035	mg/kg							
Surrogate: 4-BFB (PID)	*0.0488*		*mg/kg*	*0.0500*		*98*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0423*		*mg/kg*	*0.0500*		*85*	*70-135*			

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VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C17003 Extracted: 03/17/05										
LCS Analyzed: 03/17/2005 (5C17003-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	3.61	1.0	mg/kg	4.00		90	70-135			
Surrogate: 4-BFB (FID)	*0.155*		*mg/kg*	*0.150*		*103*	*70-135*			
LCS Analyzed: 03/17/2005 (5C17003-BS2)										
Benzene	0.0930	0.0050	mg/kg	0.100		93	70-125			
Toluene	0.0997	0.0050	mg/kg	0.100		100	80-120			
Ethylbenzene	0.102	0.0050	mg/kg	0.100		102	80-120			
Total Xylenes	0.305	0.015	mg/kg	0.300		102	80-125			
Methyl-tert-butyl Ether (MTBE)	1.45	0.035	mg/kg	1.50		97	65-140			
Surrogate: 4-BFB (PID)	*0.0557*		*mg/kg*	*0.0500*		*111*	*65-130*			
Matrix Spike Analyzed: 03/17/2005 (5C17003-MS1)					**Source: IOC0675-07**					
Volatile Fuel Hydrocarbons (C6-C12)	1.11	1.0	mg/kg	1.07	ND	104	55-140			
Benzene	0.0933	0.0050	mg/kg	0.0976	ND	96	65-130			
Toluene	0.100	0.0050	mg/kg	0.0976	ND	102	70-130			
Ethylbenzene	0.106	0.0050	mg/kg	0.0976	ND	109	70-130			
Total Xylenes	0.317	0.015	mg/kg	0.293	ND	108	70-135			
Methyl-tert-butyl Ether (MTBE)	1.43	0.035	mg/kg	1.46	ND	98	60-145			
Surrogate: 4-BFB (PID)	*0.0577*		*mg/kg*	*0.0488*		*118*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0536*		*mg/kg*	*0.0488*		*110*	*70-135*			
Matrix Spike Dup Analyzed: 03/17/2005 (5C17003-MSD1)					**Source: IOC0675-07**					
Volatile Fuel Hydrocarbons (C6-C12)	1.31	1.0	mg/kg	1.13	ND	116	55-140	17	35	*R-3*
Benzene	0.0975	0.0050	mg/kg	0.103	ND	95	65-130	4	25	
Toluene	0.104	0.0050	mg/kg	0.103	ND	101	70-130	4	25	
Ethylbenzene	0.107	0.0050	mg/kg	0.103	ND	104	70-130	1	25	
Total Xylenes	0.320	0.015	mg/kg	0.308	ND	104	70-135	1	25	*R-3*
Methyl-tert-butyl Ether (MTBE)	1.48	0.035	mg/kg	1.54	ND	96	60-145	3	25	
Surrogate: 4-BFB (PID)	*0.0563*		*mg/kg*	*0.0513*		*110*	*65-130*			
Surrogate: 4-BFB (FID)	*0.0601*		*mg/kg*	*0.0513*		*117*	*70-135*			

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BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10022 Extracted: 03/10/05										
Blank Analyzed: 03/10/2005 (5C10022-BLK1)										
Benzene	ND	2500	ug/kg							
Ethylbenzene	ND	2500	ug/kg							
Toluene	ND	2500	ug/kg							
o-Xylene	ND	2500	ug/kg							
m,p-Xylenes	ND	5000	ug/kg							
Xylenes, Total	ND	7500	ug/kg							
Di-isopropyl Ether (DIPE)	ND	250	ug/kg							
Ethyl tert-Butyl Ether (ETBE)	ND	250	ug/kg							
tert-Amyl Methyl Ether (TAME)	ND	250	ug/kg							
Methyl-tert-butyl Ether (MTBE)	ND	500	ug/kg							
tert-Butanol (TBA)	ND	2500	ug/kg							
Surrogate: Dibromofluoromethane	*2770*		*ug/kg*	*2500*		*111*	*55-155*			
Surrogate: Toluene-d8	*2740*		*ug/kg*	*2500*		*110*	*60-160*			
Surrogate: 4-Bromofluorobenzene	*2630*		*ug/kg*	*2500*		*105*	*60-155*			
LCS Analyzed: 03/10/2005 (5C10022-BS1)										
Benzene	2520	2500	ug/kg	2500		101	75-120			
Ethylbenzene	2610	2500	ug/kg	2500		104	80-120			
Toluene	2470	2500	ug/kg	2500		99	80-120			
o-Xylene	2560	2500	ug/kg	2500		102	80-125			
m,p-Xylenes	5190	5000	ug/kg	5000		104	80-120			
Xylenes, Total	7750	7500	ug/kg	7500		103	80-125			
Di-isopropyl Ether (DIPE)	2880	250	ug/kg	2500		115	65-140			
Ethyl tert-Butyl Ether (ETBE)	2770	250	ug/kg	2500		111	60-145			
tert-Amyl Methyl Ether (TAME)	2870	250	ug/kg	2500		115	60-150			
Methyl-tert-butyl Ether (MTBE)	2820	500	ug/kg	2500		113	55-150			
tert-Butanol (TBA)	12400	2500	ug/kg	12500		99	75-140			
Surrogate: Dibromofluoromethane	*2700*		*ug/kg*	*2500*		*108*	*55-155*			
Surrogate: Toluene-d8	*2610*		*ug/kg*	*2500*		*104*	*60-160*			
Surrogate: 4-Bromofluorobenzene	*2670*		*ug/kg*	*2500*		*107*	*60-155*			

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Received: 03/08/05

METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10022 Extracted: 03/10/05										
LCS Dup Analyzed: 03/10/2005 (5C10022-BSD1)										
Benzene	2560	2500	ug/kg	2500		102	75-120	2	20	
Ethylbenzene	2650	2500	ug/kg	2500		106	80-120	2	20	
Toluene	2540	2500	ug/kg	2500		102	80-120	3	20	
o-Xylene	2600	2500	ug/kg	2500		104	80-125	2	20	
m,p-Xylenes	5240	5000	ug/kg	5000		105	80-120	1	20	
Xylenes, Total	7840	7500	ug/kg	7500		105	80-125	1	20	
Di-isopropyl Ether (DIPE)	2780	250	ug/kg	2500		111	65-140	4	20	
Ethyl tert-Butyl Ether (ETBE)	2550	250	ug/kg	2500		102	60-145	8	25	
tert-Amyl Methyl Ether (TAME)	2560	250	ug/kg	2500		102	60-150	11	25	
Methyl-tert-butyl Ether (MTBE)	2400	500	ug/kg	2500		96	55-150	16	25	
tert-Butanol (TBA)	13400	2500	ug/kg	12500		107	75-140	8	20	
Surrogate: Dibromofluoromethane	*2670*		*ug/kg*	*2500*		*107*	*55-155*			
Surrogate: Toluene-d8	*2640*		*ug/kg*	*2500*		*106*	*60-160*			
Surrogate: 4-Bromofluorobenzene	*2620*		*ug/kg*	*2500*		*105*	*60-155*			
Matrix Spike Analyzed: 03/15/2005 (5C10022-MS1)					**Source: IOC0675-03**					
Benzene	2150	2500	ug/kg	2500	ND	86	60-140			
Ethylbenzene	3290	2500	ug/kg	2500	1600	68	55-145			
Toluene	2250	2500	ug/kg	2500	ND	90	55-145			
o-Xylene	2180	2500	ug/kg	2500	ND	87	60-145			
m,p-Xylenes	4520	5000	ug/kg	5000	68	89	60-145			
Xylenes, Total	6700	7500	ug/kg	7500	95	88	60-145			
Di-isopropyl Ether (DIPE)	2210	250	ug/kg	2500	ND	88	55-155			
Ethyl tert-Butyl Ether (ETBE)	2210	250	ug/kg	2500	ND	88	60-155			
tert-Amyl Methyl Ether (TAME)	2170	250	ug/kg	2500	ND	87	60-160			
Methyl-tert-butyl Ether (MTBE)	2140	500	ug/kg	2500	ND	86	50-160			
tert-Butanol (TBA)	12400	2500	ug/kg	12500	ND	99	60-160			
Surrogate: Dibromofluoromethane	*2290*		*ug/kg*	*2500*		*92*	*55-155*			
Surrogate: Toluene-d8	*2240*		*ug/kg*	*2500*		*90*	*60-160*			
Surrogate: 4-Bromofluorobenzene	*2220*		*ug/kg*	*2500*		*89*	*60-155*			

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Enecotech Southwest, Inc.-San Diego
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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0675

Sampled: 03/07/05
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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10022 Extracted: 03/10/05										
Matrix Spike Dup Analyzed: 03/15/2005 (5C10022-MSD1)					**Source: IOC0675-03**					
Benzene	2180	2500	ug/kg	2500	ND	87	60-140	1	25	
Ethylbenzene	3780	2500	ug/kg	2500	1600	87	55-145	14	25	
Toluene	2290	2500	ug/kg	2500	ND	92	55-145	2	25	
o-Xylene	2210	2500	ug/kg	2500	ND	88	60-145	1	25	
m,p-Xylenes	4590	5000	ug/kg	5000	68	90	60-145	2	25	
Xylenes, Total	6800	7500	ug/kg	7500	95	89	60-145	1	25	
Di-isopropyl Ether (DIPE)	2220	250	ug/kg	2500	ND	89	55-155	1	25	
Ethyl tert-Butyl Ether (ETBE)	2220	250	ug/kg	2500	ND	89	60-155	1	25	
tert-Amyl Methyl Ether (TAME)	2160	250	ug/kg	2500	ND	86	60-160	1	25	
Methyl-tert-butyl Ether (MTBE)	2100	500	ug/kg	2500	ND	84	50-160	2	30	
tert-Butanol (TBA)	12600	2500	ug/kg	12500	ND	101	60-160	2	25	
Surrogate: Dibromofluoromethane	*2420*		*ug/kg*	*2500*		*97*	*55-155*			
Surrogate: Toluene-d8	*2380*		*ug/kg*	*2500*		*95*	*60-160*			
Surrogate: 4-Bromofluorobenzene	*2450*		*ug/kg*	*2500*		*98*	*60-155*			
Batch: 5C10024 Extracted: 03/10/05										
Blank Analyzed: 03/10/2005 (5C10024-BLK1)										
Benzene	ND	50	ug/kg							
Ethylbenzene	ND	50	ug/kg							
Toluene	ND	50	ug/kg							
o-Xylene	ND	50	ug/kg							
m,p-Xylenes	ND	100	ug/kg							
Xylenes, Total	ND	150	ug/kg							
Di-isopropyl Ether (DIPE)	ND	5.0	ug/kg							
Ethyl tert-Butyl Ether (ETBE)	ND	5.0	ug/kg							
tert-Amyl Methyl Ether (TAME)	ND	5.0	ug/kg							
Methyl-tert-butyl Ether (MTBE)	ND	10	ug/kg							
tert-Butanol (TBA)	ND	50	ug/kg							
Surrogate: Dibromofluoromethane	*53.4*		*ug/kg*	*50.0*		*107*	*80-125*			
Surrogate: Toluene-d8	*53.4*		*ug/kg*	*50.0*		*107*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*53.0*		*ug/kg*	*50.0*		*106*	*80-120*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10024 Extracted: 03/10/05										
LCS Analyzed: 03/10/2005 (5C10024-BS1)										
Benzene	50.9	50	ug/kg	50.0		102	70-120			
Ethylbenzene	54.3	50	ug/kg	50.0		109	75-125			
Toluene	51.0	50	ug/kg	50.0		102	75-120			
o-Xylene	51.4	50	ug/kg	50.0		103	80-125			
m,p-Xylenes	106	100	ug/kg	100		106	80-125			
Xylenes, Total	158	150	ug/kg	150		105	80-125			
Di-isopropyl Ether (DIPE)	52.4	5.0	ug/kg	50.0		105	65-135			
Ethyl tert-Butyl Ether (ETBE)	52.1	5.0	ug/kg	50.0		104	60-140			
tert-Amyl Methyl Ether (TAME)	52.8	5.0	ug/kg	50.0		106	60-140			
Methyl-tert-butyl Ether (MTBE)	51.3	10	ug/kg	50.0		103	55-145			
tert-Butanol (TBA)	323	50	ug/kg	250		129	70-140			
Surrogate: Dibromofluoromethane	*53.6*		*ug/kg*	*50.0*		*107*	*80-125*			
Surrogate: Toluene-d8	*53.5*		*ug/kg*	*50.0*		*107*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*53.5*		*ug/kg*	*50.0*		*107*	*80-120*			
Matrix Spike Analyzed: 03/10/2005 (5C10024-MS1)					**Source: IOC0675-02**					
Benzene	48.4	50	ug/kg	52.1	ND	93	65-130			
Ethylbenzene	51.4	50	ug/kg	52.1	ND	99	70-135			
Toluene	48.8	50	ug/kg	52.1	ND	94	70-125			
o-Xylene	48.6	50	ug/kg	52.1	ND	93	70-125			
m,p-Xylenes	99.6	100	ug/kg	104	ND	96	70-130			
Xylenes, Total	148	150	ug/kg	156	ND	95	70-130			
Di-isopropyl Ether (DIPE)	51.4	5.0	ug/kg	52.1	ND	99	65-145			
Ethyl tert-Butyl Ether (ETBE)	51.6	5.0	ug/kg	52.1	ND	99	60-145			
tert-Amyl Methyl Ether (TAME)	53.0	5.0	ug/kg	52.1	ND	102	60-150			
Methyl-tert-butyl Ether (MTBE)	51.4	10	ug/kg	52.1	ND	99	50-155			
tert-Butanol (TBA)	274	50	ug/kg	260	11	101	65-145			
Surrogate: Dibromofluoromethane	*56.5*		*ug/kg*	*52.1*		*108*	*80-125*			
Surrogate: Toluene-d8	*55.2*		*ug/kg*	*52.1*		*106*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*54.4*		*ug/kg*	*52.1*		*104*	*80-120*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C10024 Extracted: 03/10/05										
Matrix Spike Dup Analyzed: 03/10/2005 (5C10024-MSD1)					**Source: IOC0675-02**					
Benzene	52.6	50	ug/kg	51.9	ND	101	65-130	8	20	
Ethylbenzene	55.0	50	ug/kg	51.9	ND	106	70-135	7	25	
Toluene	53.3	50	ug/kg	51.9	ND	103	70-125	9	20	
o-Xylene	51.8	50	ug/kg	51.9	ND	100	70-125	6	25	
m,p-Xylenes	107	100	ug/kg	104	ND	103	70-130	7	25	
Xylenes, Total	159	150	ug/kg	156	ND	102	70-130	7	25	
Di-isopropyl Ether (DIPE)	59.1	5.0	ug/kg	51.9	ND	114	65-145	14	25	
Ethyl tert-Butyl Ether (ETBE)	62.8	5.0	ug/kg	51.9	ND	121	60-145	20	30	
tert-Amyl Methyl Ether (TAME)	68.5	5.0	ug/kg	51.9	ND	132	60-150	26	25	*R*
Methyl-tert-butyl Ether (MTBE)	71.5	10	ug/kg	51.9	ND	138	50-155	33	35	
tert-Butanol (TBA)	261	50	ug/kg	259	11	97	65-145	5	30	
Surrogate: Dibromofluoromethane	*59.0*		*ug/kg*	*51.9*		*114*	*80-125*			
Surrogate: Toluene-d8	*56.1*		*ug/kg*	*51.9*		*108*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*56.8*		*ug/kg*	*51.9*		*109*	*80-120*			
Batch: 5C11025 Extracted: 03/11/05										
Blank Analyzed: 03/11/2005 (5C11025-BLK1)										
Benzene	ND	50	ug/kg							
Ethylbenzene	ND	50	ug/kg							
Toluene	ND	50	ug/kg							
o-Xylene	ND	50	ug/kg							
m,p-Xylenes	ND	100	ug/kg							
Xylenes, Total	ND	150	ug/kg							
Di-isopropyl Ether (DIPE)	ND	5.0	ug/kg							
Ethyl tert-Butyl Ether (ETBE)	ND	5.0	ug/kg							
tert-Amyl Methyl Ether (TAME)	ND	5.0	ug/kg							
Methyl-tert-butyl Ether (MTBE)	ND	10	ug/kg							
tert-Butanol (TBA)	ND	50	ug/kg							
Surrogate: Dibromofluoromethane	*54.4*		*ug/kg*	*50.0*		*109*	*80-125*			
Surrogate: Toluene-d8	*52.6*		*ug/kg*	*50.0*		*105*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*52.8*		*ug/kg*	*50.0*		*106*	*80-120*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C11025 Extracted: 03/11/05										
LCS Analyzed: 03/11/2005 (5C11025-BS1)										
Benzene	41.4	50	ug/kg	50.0		83	70-120			
Ethylbenzene	44.6	50	ug/kg	50.0		89	75-125			
Toluene	41.9	50	ug/kg	50.0		84	75-120			
o-Xylene	42.3	50	ug/kg	50.0		85	80-125			
m,p-Xylenes	86.4	100	ug/kg	100		86	80-125			
Xylenes, Total	129	150	ug/kg	150		86	80-125			
Di-isopropyl Ether (DIPE)	43.8	5.0	ug/kg	50.0		88	65-135			
Ethyl tert-Butyl Ether (ETBE)	42.7	5.0	ug/kg	50.0		85	60-140			
tert-Amyl Methyl Ether (TAME)	43.7	5.0	ug/kg	50.0		87	60-140			
Methyl-tert-butyl Ether (MTBE)	42.1	10	ug/kg	50.0		84	55-145			
tert-Butanol (TBA)	242	50	ug/kg	250		97	70-140			
Surrogate: Dibromofluoromethane	*54.3*		*ug/kg*	*50.0*		*109*	*80-125*			
Surrogate: Toluene-d8	*53.2*		*ug/kg*	*50.0*		*106*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*54.3*		*ug/kg*	*50.0*		*109*	*80-120*			
Matrix Spike Analyzed: 03/11/2005 (5C11025-MS1)					**Source: IOC0675-07**					
Benzene	42.1	50	ug/kg	46.6	ND	90	65-130			
Ethylbenzene	44.7	50	ug/kg	46.6	ND	96	70-135			
Toluene	43.1	50	ug/kg	46.6	ND	92	70-125			
o-Xylene	43.0	50	ug/kg	46.6	ND	92	70-125			
m,p-Xylenes	87.6	100	ug/kg	93.3	ND	94	70-130			
Xylenes, Total	131	150	ug/kg	140	ND	94	70-130			
Di-isopropyl Ether (DIPE)	47.1	5.0	ug/kg	46.6	ND	101	65-145			
Ethyl tert-Butyl Ether (ETBE)	49.0	5.0	ug/kg	46.6	ND	105	60-145			
tert-Amyl Methyl Ether (TAME)	53.0	5.0	ug/kg	46.6	ND	114	60-150			
Methyl-tert-butyl Ether (MTBE)	54.9	10	ug/kg	46.6	ND	118	50-155			
tert-Butanol (TBA)	229	50	ug/kg	233	ND	98	65-145			
Surrogate: Dibromofluoromethane	*52.0*		*ug/kg*	*46.6*		*112*	*80-125*			
Surrogate: Toluene-d8	*50.1*		*ug/kg*	*46.6*		*108*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*51.8*		*ug/kg*	*46.6*		*111*	*80-120*			

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BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C11025 Extracted: 03/11/05										
Matrix Spike Dup Analyzed: 03/11/2005 (5C11025-MSD1)					**Source: IOC0675-07**					
Benzene	40.5	50	ug/kg	49.2	ND	82	65-130	4	20	
Ethylbenzene	44.2	50	ug/kg	49.2	ND	90	70-135	1	25	
Toluene	40.6	50	ug/kg	49.2	ND	83	70-125	6	20	
o-Xylene	41.7	50	ug/kg	49.2	ND	85	70-125	3	25	
m,p-Xylenes	86.2	100	ug/kg	98.4	ND	88	70-130	2	25	
Xylenes, Total	128	150	ug/kg	148	ND	86	70-130	2	25	
Di-isopropyl Ether (DIPE)	40.6	5.0	ug/kg	49.2	ND	83	65-145	15	25	
Ethyl tert-Butyl Ether (ETBE)	37.8	5.0	ug/kg	49.2	ND	77	60-145	26	30	
tert-Amyl Methyl Ether (TAME)	36.8	5.0	ug/kg	49.2	ND	75	60-150	36	25	*R*
Methyl-tert-butyl Ether (MTBE)	34.0	10	ug/kg	49.2	ND	69	50-155	47	35	*R*
tert-Butanol (TBA)	251	50	ug/kg	246	ND	102	65-145	9	30	
Surrogate: Dibromofluoromethane	*52.1*		*ug/kg*	*49.2*		*106*	*80-125*			
Surrogate: Toluene-d8	*52.0*		*ug/kg*	*49.2*		*106*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*51.6*		*ug/kg*	*49.2*		*105*	*80-120*			

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DATA QUALIFIERS AND DEFINITIONS

C	Calibration Verification recovery was above the method control limit for this analyte. Analyte not detected, data not impacted.
CR	The carbon range of the fuel found in the sample = C8-C38
M1	The MS and/or MSD were above the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
M2	The MS and/or MSD were below the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
R	The RPD exceeded the method control limit due to sample matrix effects. The individual analyte QA/QC recoveries, however, were within acceptance limits.
R-3	The RPD exceeded the method control limit due to sample matrix effects.
RL-2	Reporting limit raised due to high concentrations of hydrocarbons.
Z5	Due to sample matrix effects, the surrogate recovery was outside acceptance limits. Secondary surrogate recovery was within the acceptance limits.
ZX	Due to sample matrix effects, the surrogate recovery was outside the acceptance limits.
ND	Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
RPD	Relative Percent Difference

ADDITIONAL COMMENTS

For 8260 analyses:

Due to the high water solubility of alcohols and ketones, the calibration criteria for these compounds is <30% RSD. The average % RSD of all compounds in the calibration is 15%, in accordance with EPA methods.

For Volatile Fuel Hydrocarbons (C6-C12):

Volatile Fuel Hydrocarbons (C6-C12) are quantitated against a gasoline standard.

For Extractable Fuel Hydrocarbons (EFH, DRO, ORO) :

Unless otherwise noted, Extractable Fuel Hydrocarbons (EFH, DRO, ORO) are quantitated against a Diesel Fuel Standard.

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0675

Sampled: 03/07/05
Received: 03/08/05

Certification Summary

Del Mar Analytical, Irvine

Method	Matrix	Nelac	California
EPA 8015 MOD.	Soil	X	X
EPA 8015B/8021B	Soil	X	X
EPA 8015B/8021B	Soil-extr	X	X
EPA 8260B	Soil	X	X
EPA 8260B	Soil-extr	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

Del Mar Analytical, Irvine
Heather Bean For Chris Roberts
Project Manager

Del Mar Analytical IOC 0675

#0171

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CHAIN OF CUSTODY FORM

Client Name/Address:
EnecoTech
6160 Fairmount Ave #A
San Diego, CA 92120

P.O. #:

Project: Gem Properties
02-02041-CC1

Project Manager/Phone Number:
John Royal
619 299-0033

Phone Number:
619 299-0033

Sampler:
Ed Kontos / Sean Roy

Fax Number:
619 299-0087

ANALYSIS REQUIRED

Sample Description	Sample Matrix	Container Type	# of Containers	Sampling Date/Time	Preservation	TPH diesel EPA 8015	Gas/BTEX EPA 8015/8021	BTEX/Oxygenates EPA 8260					Hold	EDF Required / Special Instructions
B5 - 3.0'	S	402 Jar	1	3/7/05 1000	Ice								X	
B5 - 6.0'				1025		X	X	X						
B5 - 8.5'				1035										
B5 - 11.5'				1050										
B5 - 12.0'				1055									X	
B5 - 16.0'				1105		X	X	X						
B5 - 21.0'				1110			X							

Relinquished By: Sean Roy Date/Time: 3/8/05 1305
Received By: Rick Herrera Date/Time: 3-8-05 1305

Relinquished By: Rick Herrera Date/Time: 3-8-05 1720
Received By: [signature] Date/Time: 3/8/05 17:20

Relinquished By: Date/Time:
Received By: Date/Time:

Turnaround Time: (check)
Same Day ____ 72 Hours ____
24 Hours ____ 5 days ____
48 hours ____ normal ✓

Sample Integrity: (Check)
Intact ✓ On Ice: 4°C

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LABORATORY REPORT

Prepared For: Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project: Gem Properties/Lytton Street
02-02041-001

Sampled: 03/11/05
Received: 03/11/05
Issued: 03/22/05 08:00

NELAP #01108CA California ELAP#1197 CSDLAC #10117

CASE NARRATIVE

SAMPLE RECEIPT: Samples were received intact, at 4°C, on ice and with chain of custody documentation.

HOLDING TIMES: All samples were analyzed within prescribed holding times and/or in accordance with the Del Mar Analytical Sample Acceptance Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: The one liter amber container provided for the diesel analysis for sample MW4 was broken during the sample extraction process. There was no remaining sample to run. Client notified and a re-sampling was performed.

SUBCONTRACTED: No analyses were subcontracted to an outside laboratory.

LABORATORY ID	CLIENT ID	MATRIX
IOC0992-01	MW1	Water
IOC0992-02	MW2	Water
IOC0992-03	MW3	Water
IOC0992-04	MW4	Water
IOC0992-05	MW5	Water

Reviewed By:

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

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Enecotech Southwest, Inc.-San Diego
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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0992-01 (MW1 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5C13018	0.50	ND	0.943	3/13/2005	3/14/2005	
Surrogate: n-Octacosane (40-125%)				*50 %*				
Sample ID: IOC0992-02 (MW2 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5C13018	0.50	ND	0.943	3/13/2005	3/14/2005	
Surrogate: n-Octacosane (40-125%)				*60 %*				
Sample ID: IOC0992-03 (MW3 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5C13018	0.50	ND	0.943	3/13/2005	3/14/2005	
Surrogate: n-Octacosane (40-125%)				*85 %*				
Sample ID: IOC0992-05 (MW5 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5C13018	0.50	ND	0.943	3/13/2005	3/14/2005	
Surrogate: n-Octacosane (40-125%)				*64 %*				

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Project ID: Gem Properties/Lytton Street
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Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

VOLATILE FUEL HYDROCARBONS/BTEX (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0992-01 (MW1 - Water)								**A-01**
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17006	50	**310**	1	3/17/2005	3/17/2005	
Benzene	EPA 8015B/8021B	5C17006	0.30	**7.4**	1	3/17/2005	3/17/2005	
Toluene	EPA 8015B/8021B	5C17006	0.30	**26**	1	3/17/2005	3/17/2005	
Ethylbenzene	EPA 8015B/8021B	5C17006	0.30	**13**	1	3/17/2005	3/17/2005	
Total Xylenes	EPA 8015B/8021B	5C17006	0.60	**83**	1	3/17/2005	3/17/2005	
Surrogate: 4-BFB (PID) (65-135%)				*128 %*				
Surrogate: 4-BFB (FID) (65-140%)				*130 %*				
Sample ID: IOC0992-02 (MW2 - Water)								**A-01**
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17006	50	**130**	1	3/17/2005	3/17/2005	
Benzene	EPA 8015B/8021B	5C17006	0.30	**3.9**	1	3/17/2005	3/17/2005	
Toluene	EPA 8015B/8021B	5C17006	0.30	**13**	1	3/17/2005	3/17/2005	
Ethylbenzene	EPA 8015B/8021B	5C17006	0.30	**6.7**	1	3/17/2005	3/17/2005	
Total Xylenes	EPA 8015B/8021B	5C17006	0.60	**32**	1	3/17/2005	3/17/2005	
Surrogate: 4-BFB (PID) (65-135%)				*118 %*				
Surrogate: 4-BFB (FID) (65-140%)				*118 %*				
Sample ID: IOC0992-03 (MW3 - Water)								**A-01**
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17006	50	**260**	1	3/17/2005	3/18/2005	
Benzene	EPA 8015B/8021B	5C17006	0.30	**3.1**	1	3/17/2005	3/18/2005	
Toluene	EPA 8015B/8021B	5C17006	0.30	**13**	1	3/17/2005	3/18/2005	
Ethylbenzene	EPA 8015B/8021B	5C17006	0.30	**8.1**	1	3/17/2005	3/18/2005	
Total Xylenes	EPA 8015B/8021B	5C17006	0.60	**49**	1	3/17/2005	3/18/2005	
Surrogate: 4-BFB (PID) (65-135%)				*124 %*				
Surrogate: 4-BFB (FID) (65-140%)				*140 %*				

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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

VOLATILE FUEL HYDROCARBONS/BTEX (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0992-04 (MW4 - Water)								**A-01**
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17006	50	ND	1	3/17/2005	3/18/2005	
Benzene	EPA 8015B/8021B	5C17006	0.30	ND	1	3/17/2005	3/18/2005	
Toluene	EPA 8015B/8021B	5C17006	0.30	ND	1	3/17/2005	3/18/2005	
Ethylbenzene	EPA 8015B/8021B	5C17006	0.30	ND	1	3/17/2005	3/18/2005	
Total Xylenes	EPA 8015B/8021B	5C17006	0.60	ND	1	3/17/2005	3/18/2005	
Surrogate: 4-BFB (PID) (65-135%)				*112 %*				
Surrogate: 4-BFB (FID) (65-140%)				*99 %*				
Sample ID: IOC0992-05 (MW5 - Water)								**A-01**
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5C17006	50	**540**	1	3/17/2005	3/18/2005	
Benzene	EPA 8015B/8021B	5C17006	0.30	**5.4**	1	3/17/2005	3/18/2005	
Toluene	EPA 8015B/8021B	5C17006	0.30	ND	1	3/17/2005	3/18/2005	
Ethylbenzene	EPA 8015B/8021B	5C17006	0.30	**9.6**	1	3/17/2005	3/18/2005	
Total Xylenes	EPA 8015B/8021B	5C17006	0.60	**2.4**	1	3/17/2005	3/18/2005	
Surrogate: 4-BFB (PID) (65-135%)				*161 %*				*ZX*
Surrogate: 4-BFB (FID) (65-140%)				*304 %*				*Z5*

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6160 Fairmount Avenue, Suite A
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Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0992-01 (MW1 - Water)								
Reporting Units: ug/l								
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Butanol (TBA)	EPA 8260B	5C12008	25	ND	1	3/12/2005	3/12/2005	
Surrogate: Dibromofluoromethane (80-120%)				*112 %*				
Surrogate: Toluene-d8 (80-120%)				*107 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*104 %*				
Sample ID: IOC0992-02 (MW2 - Water)								
Reporting Units: ug/l								
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Butanol (TBA)	EPA 8260B	5C12008	25	ND	1	3/12/2005	3/12/2005	
Surrogate: Dibromofluoromethane (80-120%)				*112 %*				
Surrogate: Toluene-d8 (80-120%)				*108 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*102 %*				
Sample ID: IOC0992-03 (MW3 - Water)								
Reporting Units: ug/l								
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Butanol (TBA)	EPA 8260B	5C12008	25	ND	1	3/12/2005	3/12/2005	
Surrogate: Dibromofluoromethane (80-120%)				*110 %*				
Surrogate: Toluene-d8 (80-120%)				*108 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*104 %*				

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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC0992-04 (MW4 - Water)								
Reporting Units: ug/l								
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Butanol (TBA)	EPA 8260B	5C12008	25	ND	1	3/12/2005	3/12/2005	
Surrogate: Dibromofluoromethane (80-120%)				*108 %*				
Surrogate: Toluene-d8 (80-120%)				*108 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*100 %*				
Sample ID: IOC0992-05 (MW5 - Water)								
Reporting Units: ug/l								
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Di-isopropyl Ether (DIPE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5C12008	5.0	ND	1	3/12/2005	3/12/2005	
tert-Butanol (TBA)	EPA 8260B	5C12008	25	ND	1	3/12/2005	3/12/2005	
Surrogate: Dibromofluoromethane (80-120%)				*112 %*				
Surrogate: Toluene-d8 (80-120%)				*109 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*106 %*				

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Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
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METHOD BLANK/QC DATA

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C13018 Extracted: 03/13/05										
Blank Analyzed: 03/14/2005 (5C13018-BLK1)										
EFH (C8 - C40)	ND	0.50	mg/l							
Surrogate: n-Octacosane	*0.116*		*mg/l*	*0.200*		*58*	*40-125*			
LCS Analyzed: 03/14/2005 (5C13018-BS1)										**M-NR1**
EFH (C8 - C40)	0.625	0.50	mg/l	1.00		62	40-120			
Surrogate: n-Octacosane	*0.130*		*mg/l*	*0.200*		*65*	*40-125*			
LCS Dup Analyzed: 03/14/2005 (5C13018-BSD1)										
EFH (C8 - C40)	0.498	0.50	mg/l	1.00		50	40-120	23	25	
Surrogate: n-Octacosane	*0.107*		*mg/l*	*0.200*		*54*	*40-125*			

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Sampled: 03/11/05
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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS/BTEX (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C17006 Extracted: 03/17/05										
Blank Analyzed: 03/17/2005 (5C17006-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	50	ug/l							
Benzene	ND	0.30	ug/l							
Toluene	ND	0.30	ug/l							
Ethylbenzene	ND	0.30	ug/l							
Total Xylenes	ND	0.60	ug/l							
Surrogate: 4-BFB (PID)	*10.6*		*ug/l*	*10.0*		*106*	*65-135*			
Surrogate: 4-BFB (FID)	*8.64*		*ug/l*	*10.0*		*86*	*65-140*			
LCS Analyzed: 03/17/2005 (5C17006-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	670	50	ug/l	800		84	70-140			
Surrogate: 4-BFB (FID)	*32.1*		*ug/l*	*30.0*		*107*	*65-140*			
LCS Analyzed: 03/17/2005 (5C17006-BS2)										
Benzene	18.6	0.30	ug/l	20.0		93	75-120			
Toluene	18.9	0.30	ug/l	20.0		94	80-120			
Ethylbenzene	20.3	0.30	ug/l	20.0		102	85-120			
Total Xylenes	60.0	0.60	ug/l	60.0		100	80-120			
Surrogate: 4-BFB (PID)	*11.2*		*ug/l*	*10.0*		*112*	*65-135*			
Matrix Spike Analyzed: 03/18/2005 (5C17006-MS2)					**Source: IOC0580-19**					**A-01**
Volatile Fuel Hydrocarbons (C6-C12)	210	50	ug/l	220	ND	95	60-140			
Benzene	17.8	0.30	ug/l	20.0	0.13	88	65-125			
Toluene	18.7	0.30	ug/l	20.0	ND	94	75-120			
Ethylbenzene	20.2	0.30	ug/l	20.0	ND	101	80-125			
Total Xylenes	59.8	0.60	ug/l	60.0	ND	100	75-120			
Surrogate: 4-BFB (PID)	*11.8*		*ug/l*	*10.0*		*118*	*65-135*			
Surrogate: 4-BFB (FID)	*10.9*		*ug/l*	*10.0*		*109*	*65-140*			

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

Del Mar Analytical

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS/BTEX (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C17006 Extracted: 03/17/05										
Matrix Spike Dup Analyzed: 03/18/2005 (5C17006-MSD2)					**Source: IOC0580-19**					**A-01**
Volatile Fuel Hydrocarbons (C6-C12)	206	50	ug/l	220	ND	94	60-140	2	20	
Benzene	17.3	0.30	ug/l	20.0	0.13	86	65-125	3	20	
Toluene	17.8	0.30	ug/l	20.0	ND	89	75-120	5	20	
Ethylbenzene	19.5	0.30	ug/l	20.0	ND	98	80-125	4	20	
Total Xylenes	56.5	0.60	ug/l	60.0	ND	94	75-120	6	20	
Surrogate: 4-BFB (PID)	*11.4*		*ug/l*	*10.0*		*114*	*65-135*			
Surrogate: 4-BFB (FID)	*10.2*		*ug/l*	*10.0*		*102*	*65-140*			

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

METHOD BLANK/QC DATA

OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C12008 Extracted: 03/12/05										
Blank Analyzed: 03/12/2005 (5C12008-BLK1)										
Methyl-tert-butyl Ether (MTBE)	ND	5.0	ug/l							
Di-isopropyl Ether (DIPE)	ND	5.0	ug/l							
Ethyl tert-Butyl Ether (ETBE)	ND	5.0	ug/l							
tert-Amyl Methyl Ether (TAME)	ND	5.0	ug/l							
tert-Butanol (TBA)	ND	25	ug/l							
Surrogate: Dibromofluoromethane	*27.4*		*ug/l*	*25.0*		*110*	*80-120*			
Surrogate: Toluene-d8	*27.0*		*ug/l*	*25.0*		*108*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*24.4*		*ug/l*	*25.0*		*98*	*80-120*			
LCS Analyzed: 03/12/2005 (5C12008-BS1)										
Methyl-tert-butyl Ether (MTBE)	24.4	5.0	ug/l	25.0		98	55-145			
Di-isopropyl Ether (DIPE)	24.6	5.0	ug/l	25.0		98	65-135			
Ethyl tert-Butyl Ether (ETBE)	23.9	5.0	ug/l	25.0		96	60-140			
tert-Amyl Methyl Ether (TAME)	25.4	5.0	ug/l	25.0		102	60-140			
tert-Butanol (TBA)	127	25	ug/l	125		102	70-140			
Surrogate: Dibromofluoromethane	*27.6*		*ug/l*	*25.0*		*110*	*80-120*			
Surrogate: Toluene-d8	*27.3*		*ug/l*	*25.0*		*109*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*26.1*		*ug/l*	*25.0*		*104*	*80-120*			
Matrix Spike Analyzed: 03/12/2005 (5C12008-MS1)					**Source: IOC0992-04**					
Methyl-tert-butyl Ether (MTBE)	32.1	5.0	ug/l	25.0	ND	128	50-155			
Di-isopropyl Ether (DIPE)	29.9	5.0	ug/l	25.0	ND	120	65-140			
Ethyl tert-Butyl Ether (ETBE)	30.2	5.0	ug/l	25.0	ND	121	60-140			
tert-Amyl Methyl Ether (TAME)	32.4	5.0	ug/l	25.0	ND	130	55-145			
tert-Butanol (TBA)	152	25	ug/l	125	ND	122	65-145			
Surrogate: Dibromofluoromethane	*28.1*		*ug/l*	*25.0*		*112*	*80-120*			
Surrogate: Toluene-d8	*27.3*		*ug/l*	*25.0*		*109*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*26.0*		*ug/l*	*25.0*		*104*	*80-120*			

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

METHOD BLANK/QC DATA

OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C12008 Extracted: 03/12/05										
Matrix Spike Dup Analyzed: 03/12/2005 (5C12008-MSD1)					**Source: IOC0992-04**					
Methyl-tert-butyl Ether (MTBE)	31.9	5.0	ug/l	25.0	ND	128	50-155	1	25	
Di-isopropyl Ether (DIPE)	29.2	5.0	ug/l	25.0	ND	117	65-140	2	25	
Ethyl tert-Butyl Ether (ETBE)	29.5	5.0	ug/l	25.0	ND	118	60-140	2	25	
tert-Amyl Methyl Ether (TAME)	32.1	5.0	ug/l	25.0	ND	128	55-145	1	30	
tert-Butanol (TBA)	145	25	ug/l	125	ND	116	65-145	5	25	
Surrogate: Dibromofluoromethane	*27.5*		*ug/l*	*25.0*		*110*	*80-120*			
Surrogate: Toluene-d8	*27.3*		*ug/l*	*25.0*		*109*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.8*		*ug/l*	*25.0*		*103*	*80-120*			

Del Mar Analytical, Irvine
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Enecotech Southwest, Inc.-San Diego	Project ID: Gem Properties/Lytton Street	
6160 Fairmount Avenue, Suite A	02-02041-001	Sampled: 03/11/05
San Diego, CA 92120	Report Number: IOC0992	Received: 03/11/05
Attention: John Royal		

DATA QUALIFIERS AND DEFINITIONS

A-01	CCV-BTEX out high for BFB, batch accepted based on MSD.
M-NR1	There was no MS/MSD analyzed with this batch due to insufficient sample volume. See Blank Spike/Blank Spike Duplicate.
Z5	Due to sample matrix effects, the surrogate recovery was outside acceptance limits. Secondary surrogate recovery was within the acceptance limits.
ZX	Due to sample matrix effects, the surrogate recovery was outside the acceptance limits.
ND	Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
RPD	Relative Percent Difference

ADDITIONAL COMMENTS

For 8260 analyses:

Due to the high water solubility of alcohols and ketones, the calibration criteria for these compounds is <30% RSD. The average % RSD of all compounds in the calibration is 15%, in accordance with EPA methods.

For Volatile Fuel Hydrocarbons (C6-C12):

Volatile Fuel Hydrocarbons (C6-C12) are quantitated against a gasoline standard.

For Extractable Fuel Hydrocarbons (EFH, DRO, ORO) :

Unless otherwise noted, Extractable Fuel Hydrocarbons (EFH, DRO, ORO) are quantitated against a Diesel Fuel Standard.

Del Mar Analytical, Irvine
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Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC0992

Sampled: 03/11/05
Received: 03/11/05

Certification Summary

Del Mar Analytical, Irvine

Method	Matrix	Nelac	California
EPA 8015B/8021B	Water	X	X
EPA 8015B	Water	X	X
EPA 8260B	Water	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

#317 1000992

Del Mar Analytical

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CHAIN OF CUSTODY FORM

Page _____ of _____

Client Name/Address:
EnecoTech Southwest, Inc.
6160 Fairmount Ave., Suite A San Diego, CA 92120

Project/PO Number:
02-02041-001
Gem Properties - Lytton St.

Project Manager:
John Royal
Sampler: Sean Roy

Phone Number:
619-299-0033
Fax Number: 619-299-0087

Sample Description	Sample Matrix	Container Type	# of Cont.	Sampling Date/Time	Preservation	Analysis Required: 8015 Diesel	8015 / 8021 (TPHg / BTEX)	8260B ([redacted] / Oxygenates)	Special Instructions
MW1	Water	VOA	4	3/11/2005 9:40	HCL		X	X	
	Water	1L Amber	1	3/11/2005 9:40	NONE	X			
MW2	Water	VOA	4	3/11/2005 10:20	HCL		X	X	
	Water	1L Amber	1	3/11/2005 10:20	NONE	X			
MW3	Water	VOA	4	3/11/2005 11:10	HCL		X	X	
	Water	1L Amber	1	3/11/2005 11:10	NONE	X			
MW4	Water	VOA	4	3/11/2005 11:50	HCL		X	X	
	Water	1L Amber	1	3/11/2005 11:50	NONE	X			
MW5	Water	VOA	4	3/11/2005 12:45	HCL		X	X	
	Water	1L Amber	1	3/11/2005 12:45	NONE	X			

Relinquished By: Sean Roy Date /Time: 3-11-05 1435
Received by: Rick Alderson Date /Time: 3-11-05 1435

Relinquished By: Rick Alderson Date /Time: 3-11-05 1825
Received by: [signature] Date /Time: 3/11/05 1825

Relinquished By: Date /Time:
Received in Lab by: Date /Time:

Turnaround Time: (Check)
Same Day _____ 72 Hours _____
24 Hours _____ 5 Days _____
48 Hours _____ 7 days X

Sample Integrity: (Check)
Intact X On Ice X 4°C

Note: By relinquishing samples to Del Mar Analytical, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project.
Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.

Del Mar Analytical

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LABORATORY REPORT

Prepared For: Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project: Gem Properties/Lytton Street
02-02041-001

Sampled: 03/18/05
Received: 03/18/05
Issued: 03/22/05 08:12

NELAP #01108CA California ELAP#1197 CSDLAC #10117

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a wet weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the sole use of Del Mar Analytical and its client. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical. The Chain of Custody, 1 page, is included and is an integral part of this report.
This entire report was reviewed and approved for release.

SAMPLE CROSS REFERENCE

LABORATORY ID	CLIENT ID	MATRIX
IOC1519-01	MW4	Water

Reviewed By:

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

Del Mar Analytical

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
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Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC1519

Sampled: 03/18/05
Received: 03/18/05

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOC1519-01 (MW4 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5C21048	0.50	ND	0.943	3/21/2005	3/21/2005	
Surrogate: n-Octacosane (40-125%)				*76 %*				

Del Mar Analytical, Irvine
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Project Manager

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC1519

Sampled: 03/18/05
Received: 03/18/05

METHOD BLANK/QC DATA

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5C21048 Extracted: 03/21/05										
Blank Analyzed: 03/21/2005 (5C21048-BLK1)										
EFH (C8 - C40)	ND	0.50	mg/l							
Surrogate: n-Octacosane	*0.174*		*mg/l*	*0.200*		*87*	*40-125*			
LCS Analyzed: 03/21/2005 (5C21048-BS1)										**M-NR1**
EFH (C8 - C40)	0.946	0.50	mg/l	1.00		95	40-120			
Surrogate: n-Octacosane	*0.182*		*mg/l*	*0.200*		*91*	*40-125*			
LCS Dup Analyzed: 03/21/2005 (5C21048-BSD1)										
EFH (C8 - C40)	0.863	0.50	mg/l	1.00		86	40-120	9	25	
Surrogate: n-Octacosane	*0.177*		*mg/l*	*0.200*		*88*	*40-125*			

Del Mar Analytical, Irvine
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Project Manager

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Enecotech Southwest, Inc.-San Diego
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San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC1519

Sampled: 03/18/05
Received: 03/18/05

DATA QUALIFIERS AND DEFINITIONS

M-NR1 There was no MS/MSD analyzed with this batch due to insufficient sample volume. See Blank Spike/Blank Spike Duplicate.

ND Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.

RPD Relative Percent Difference

ADDITIONAL COMMENTS

For Extractable Fuel Hydrocarbons (EFH, DRO, ORO) :

Unless otherwise noted, Extractable Fuel Hydrocarbons (EFH, DRO, ORO) are quantitated against a Diesel Fuel Standard.

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

Del Mar Analytical

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Enecotech Southwest, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
02-02041-001
Report Number: IOC1519

Sampled: 03/18/05
Received: 03/18/05

Certification Summary

Del Mar Analytical, Irvine

Method	Matrix	Nelac	California
EPA 8015B	Water	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

Del Mar Analytical, Irvine
Chris Roberts
Project Manager

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1001519

Del Mar Analytical

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CHAIN OF CUSTODY FORM

Page _____ of _____

Client Name/Address:
EnecoTech Southwest, Inc.
6160 Fairmount Ave., Suite A San Diego, CA 92120

Project/PO Number:
02-02041-001
Gem Properties - Lytton St.

Project Manager:
John Royal
Sampler: Sean Roy

Phone Number:
619-299-0033
Fax Number: 619-299-0087

Sample Description	Sample Matrix	Container Type	# of Cont.	Sampling Date/Time	Preservation	Analysis Required: 8015 Diesel	Special Instructions
MW4	**Water**	**1L Amber**	**1**	**3/18/2005 11:30**	**NONE**	**X**	

Relinquished By: Sean Roy Date /Time: 3/18/05 12:25
Received by: Date /Time:

Relinquished By: Date /Time: 3-18-05 1820
Received by: Date /Time: 3/18/05 1820

Relinquished By: Date /Time:
Received in Lab by: Date /Time:

Turnaround Time: (Check)
Same Day _____ 72 Hours _____
24 Hours _____ 5 Days _____
48 Hours _____ 7 days X

Sample Integrity: (Check)
Intact X On Ice X

Note: By relinquishing samples to Del Mar Analytical, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.

APPENDIX D

Monitoring Well Gauging Form and Purging Form

Monitoring Well Gauging Form

Sheet No. _____ of _____

Project No.: 02-02041-001 Project Name: Lytton SL Gauged by: SR Date: 3/11/05

Well ID	Casing Elevation (ft above msl)	Depth to Water (feet)	Total Casing Depth (feet)	Sediment (feet)	Groundwater Elevation (GE) (ft above msl)	Depth to Product (feet)	Product Thickness (FP) (feet)	Corrected Groundwater Elevation (CGE) (ft above msl)
MW1	8.90	8.46	15.32		0.44	—	—	0.44
MW2	9.25	9.38	16.72		-0.13	—	—	-0.13
MW3	9.93	10.01	16.54		-0.08	—	—	-0.08
MW4	11.02	11.04	18.18		-0.02	—	—	-0.02
MW5*	10.11	9.73	15.91		0.38	—	—	0.38
(3/18/05)								
MW4	11.02	11.08	18.18		-0.06	—	—	-0.06

*Water level correction based on free product depressing water table.

*(MW5 Surveyed on 3/11/05 by So. Cal. Surv.)

Equation: GE + (FP X SG_f/SG_w) = CGE

Where:
GE = Measured Water Level
FP = Free Product Thickness
CGE = Corrected Water Level

Specific Gravities (unitless)
SG_f = free product = 0.8
SG_w = water = 1.0
SG_f/SG_w = 0.8

r:\docs\other\forms\gw-gaugw.frm
April 7, 1993

ENECOTECH SOUTHWEST, INC.
WELL PURGING FORM

Project Name: Lytton SL Project Number: 02-02041-001

Date: 3/11/05 Personnel: SR

Well Designation	Initial Depth to Water (feet)	Depth to Casing Bottom (feet)	Borehole Volume (gallons)	Borehole volume(s) Purged (gallons)	Corres-Ponding Gallons Purged	Temp F°	Cond mV	pH	Time Stopped Purging	Time Sampled	Depth to Water at Time of Sample (feet)	Fast or Slow Recovery (circle one)
MW1	8.46	15.32	6.66 x.76	1.0	5.35	69.6	6.20	7.14	9:30	9:40	8.90	F/S
				1.5	8.0	70.1	5.76	7.30				
				2.0	10.7	69.7	5.83	7.31				ORP +60
MW2	9.38	16.72	7.34 x.78	1.0	5.75	67.5	15.92	6.91	10:10	10:20	9.72	F/S
				1.5	8.6	68.4	16.71	7.10				
				2.0	11.5	68.6	17.07	7.15				ORP +47
MW3	10.01	16.54	6.53 x.78	1.0	5.1	68.3	14.06	7.17	11:00	11:10	10.09	F/S
				1.5	7.6	69.2	14.08	7.44				
				2.0	10.2	69.1	14.08	7.44				ORP -90
MW4	11.04	18.18	7.14 x.78	1.0	5.6	71.0	6.15	7.47	11:40	11:50	11.27	F/S
				1.5	8.3	72.4	3.41	7.64				
				2.0	11.1	72.7	3.20	7.56				ORP +82
MW5	9.73	15.91	6.18 x.78	1.0	4.8	71.9	13.50	7.27	12:36 :	12:45 :	9.96	F/S
				1.5	7.2	69.7	12.49	7.60				
				2.0	9.6	70.1	13.16	7.52				ORP +105
3/18/05 MW4	11.08	18.18		1.0	5.6	70.6	6.06	7.48	11:25	11:30	11.19	F/S
				1.5	8.3	70.9	3.49	2.56				
				2.0	11.1	71.7	3.34	7.52				ORP +86